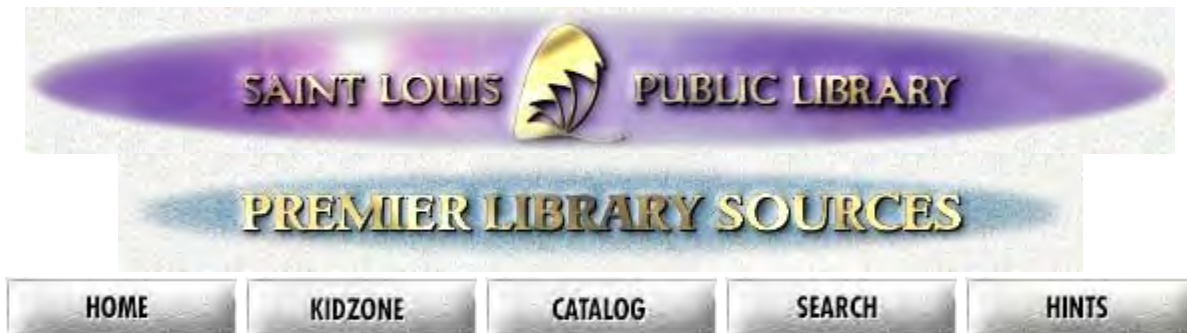


Appendix 3.2B
St. Louis City Site – Related Land Use
Documents Since 2009

APPENDIX 3.2B

Land Use-related Documents

Date	Title	Author
September 16, 2013	Board Bill # 199	City of St. Louis Board of Aldermen
January 8, 2015	Data and Analysis of Conditions Representing a “Blighted Area” for the Cass Avenue, Jefferson Avenue/Parnell Street, Montgomery Street, and North 22nd Street Redevelopment Area.	Development Strategies
January 13, 2015	Blighting Study & Redevelopment Plan for the Cass Avenue, Jefferson Avenue/Parnell Street, Montgomery Street, and North 22nd Street Redevelopment Area.	Development Strategies
April 7, 2015	Board Bill # 259	City of St. Louis Board of Aldermen
April 14, 2015	Board Bill # 263	City of St. Louis Board of Aldermen
July 10, 2015	Board Bill # 117	City of St. Louis Board of Aldermen



St. Louis City Ordinance 69586

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BOARD BILL NO. [13] 199

INTRODUCED BY ALDERMAN [TAMMIKA HUBBARD](#), [ALFRED WESSELS, JR.](#), [JEFFREY BOYD](#), [FRANK WILLIAMSON](#), [FREEMAN BOSLEY, SR.](#), [KENNETH ORTMANN](#), [CHRISTINE INGRASSIA](#)

AN ORDINANCE ADOPTING AND APPROVING AN AMENDMENT TO THE NORTHSIDE REGENERATION TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT; APPROVING REDEVELOPMENT PROJECTS FOR REDEVELOPMENT PROJECT AREA C AND REDEVELOPMENT PROJECT AREA D OF THE NORTHSIDE REGENERATION REDEVELOPMENT AREA; ADOPTING TAX INCREMENT FINANCING WITH RESPECT TO REDEVELOPMENT PROJECT AREA C AND REDEVELOPMENT PROJECT AREA D OF THE NORTHSIDE REGENERATION REDEVELOPMENT AREA; MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of St. Louis, Missouri (the "City"), is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and laws of the State of Missouri; and

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of

St. Louis, Missouri (the "TIF Commission"); and

WHEREAS, the TIF Commission is duly constituted according to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (2000), as amended (the "TIF Act"), and is authorized to hold public hearings with respect to proposed redevelopment areas, redevelopment plans and redevelopment projects and to make recommendations thereon to the City; and

WHEREAS, by Ordinance No. 68484, the City, upon the recommendation of the TIF Commission, approved the Northside Regeneration Tax Increment Financing (TIF) Redevelopment Plan, dated September 8, 2009, as amended on September 16, 2009 (the "Original Plan"), regarding the plan for redevelopment by Northside Regeneration, LLC, a Missouri limited liability company (the "Developer"), of Redevelopment Project Area A, Redevelopment Project Area B, Redevelopment Project Area C, and Redevelopment Project Area D (sometimes hereinafter collectively referred to as the "Redevelopment Area"), which areas are more fully described in the Original Plan; and

WHEREAS, staff and consultants of the City and representatives of the Developer prepared that certain 2013 Amendment to Northside Regeneration Tax Increment Financing (TIF) Redevelopment Plan, dated August 28, 2013 (the "Amendment"), which amends the Original Plan (the Original Plan as so amended, and as may be further amended from time to time, being sometimes hereinafter collectively referred to as the "Redevelopment Plan"), such Amendment being attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Amendment includes certain limited amendments and clarifications relating to structures to be demolished or rehabilitated, the workforce diversity program being implemented in association with the Redevelopment Plan, and financing commitments for the redevelopment projects described in the Redevelopment Plan; and

WHEREAS, on August 28, 2013, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comments from all interested persons and taxing districts relative to the Amendment, the approval of redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D, and the adoption of tax increment financing with respect to Redevelopment Project Area C and Redevelopment Project Area D; and

WHEREAS, on September 11, 2013, the TIF Commission found that completion of the redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D would provide a substantial and significant public benefit through the elimination of blight, the creation of new jobs in the City, the strengthening of the employment and economic base of the City, increased property values and tax revenues, stabilization of the Redevelopment Area, and facilitation of the economic stability of the City as a whole; and

WHEREAS, on September 11, 2013, the TIF Commission voted to recommend that the Board of Aldermen adopt an ordinance in the form required by the TIF Act approving the Amendment, approving redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D, and adopting tax increment financing within Redevelopment Project Area C and Redevelopment Project Area D; and

WHEREAS, the Developer has demonstrated that without the assistance of tax increment financing, the redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D are not feasible and would not otherwise be completed; and

WHEREAS, the Board of Aldermen has received the recommendation of the TIF Commission regarding the adoption of the Amendment, the approval of the redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D and the adoption of tax increment financing within Redevelopment Project Area C and Redevelopment Project Area D; and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a "blighted area" as provided in the TIF Act; and

WHEREAS, the Board of Aldermen has determined that adoption of the Amendment, implementation of the redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D, and adoption of tax increment financing with respect to Redevelopment Project Area C and Redevelopment Project Area D would provide a substantial and significant public benefit through the creation of new jobs, the elimination of blight, the strengthening of the employment and economic base of the City, increased property values and tax revenues, stabilization of the Redevelopment Area, and facilitation of economic stability for the City as a whole; and

WHEREAS, it is necessary and desirable and in the best interests of the City to approve the Amendment with respect to the Redevelopment Plan; and

WHEREAS, it is necessary and desirable and in the best interests of the City to approve the redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D in order to encourage and facilitate the redevelopment of Redevelopment Project Area C and Redevelopment Project Area D; and

WHEREAS, it is necessary and desirable and in the best interests of the City to adopt tax increment financing within Redevelopment Project Area C and Redevelopment Project Area D and to establish one or more sub-accounts of the existing Northside Regeneration Special Allocation Fund for Redevelopment Project Area C and Redevelopment Project Area D in order to provide for the promotion of the general welfare through redevelopment of such areas in accordance with the Redevelopment Plan, which redevelopment includes, but is not limited to, enhancement of the tax base, promotion of health, safety, order, convenience, prosperity and general welfare,

stimulation of employment opportunities, providing for a stabilized population and plan for the optimal growth of the City, encouragement of a sense of community identity, safety and civic pride, and the elimination of impediments to land disposition and development in the City.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The Amendment is hereby adopted and approved. A copy of the Amendment is attached hereto as Exhibit A and incorporated herein by reference.

SECTION TWO. The redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D are hereby adopted and approved.

SECTION THREE. There is hereby created and ordered to be established within the treasury of the City sub-accounts of the existing fund known as the "Northside Regeneration Special Allocation Fund," such sub-accounts to be known as the "RPA C Sub-Account" and the "RPA D Sub-Account." To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the Northside Regeneration Special Allocation Fund for the payment of redevelopment project costs and obligations incurred in the payment thereof.

SECTION FOUR. Tax increment financing is hereby adopted within Redevelopment Project Area C and Redevelopment Project Area D. After the total equalized assessed valuation of the taxable real property in Redevelopment Project Area C exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project Area C, and the total equalized assessed valuation of the taxable real property in Redevelopment Project Area D exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project Area D, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in Redevelopment Project Area C or Redevelopment Project Area D, as applicable, by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until redevelopment costs have been paid shall be divided as follows:

A. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the area selected for Redevelopment Project Area C and Redevelopment Project Area D shall be allocated to and, when collected, shall be paid by the City Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment financing;

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in Redevelopment Project Area C and/or Redevelopment

Project Area D, as applicable, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the Redevelopment Project Area C and/or Redevelopment Project Area D, as applicable, shall be allocated to and, when collected, shall be paid to the City Treasurer, who shall deposit such payments in lieu of taxes into the Northside Regeneration Special Allocation Fund, or any subaccounts thereof, for the purpose of paying redevelopment costs and obligations incurred in the payment thereof and for the purpose of making other payments as may be specified in agreements to be executed by the City in furtherance of the Redevelopment Plan. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

SECTION FIVE. In addition to the payments in lieu of taxes described in Section Four of this Ordinance, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing districts, and which are generated by economic activities within Redevelopment Project Area C and/or Redevelopment Project Area D, as applicable, over the amount of such taxes generated by economic activities within the area of Redevelopment Project Area C and/or Redevelopment Project Area D, as applicable, in the calendar year prior to the adoption of the redevelopment project for Redevelopment Project Area C and Redevelopment Project Area D, as applicable, by ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri (2000), as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, and any other taxes or fees excluded from tax increment financing by Missouri law, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Northside Regeneration Special Allocation Fund and any subaccounts thereof.

SECTION SIX. The Comptroller of the City is hereby authorized to enter into agreements or contracts with other taxing districts as necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Sections Four and Five of this Ordinance and the deposit of said taxes or payments in lieu of taxes into the Northside Regeneration Special Allocation Fund and any subaccounts thereof for the payment of redevelopment project costs and obligations incurred in the payment thereof and for the purpose of making other payments as may be specified in agreements to be executed by the City in furtherance of the Redevelopment Plan, all in accordance with the TIF Act.

SECTION SEVEN. The City Register is hereby directed to submit a certified copy of this Ordinance to the City Assessor, who is directed to determine the total equalized

assessed value of all taxable real property within Redevelopment Project Area C and Redevelopment Project Area D as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within such Redevelopment Project Area C and Redevelopment Project Area D, and shall certify such amount as the total initial equalized assessed value of the taxable real property within Redevelopment Project Area C and Redevelopment Project Area D.

SECTION EIGHT. The Mayor and Comptroller of the City or their designated representatives are hereby authorized and directed to take any and all actions, and to execute and deliver for and on behalf of the City any and all additional certificates, documents, agreements or other instruments, as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

SECTION NINE. The Mayor and the Comptroller or their designated representatives, with the advice and concurrence of the City Counselor and after approval by the Board of Estimate and Apportionment, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives.

SECTION TEN. The use of eminent domain will not be allowed pursuant to the Redevelopment Plan. However, the use of eminent domain may be allowed (a) for a public use, as such term is used in Article XXI of the City's Charter in accordance with additional legislation of the Board of Aldermen or (b) pursuant to existing or additional legislation of the Board of Aldermen, if the Developer has pursued and exhausted efforts to voluntarily acquire property the Board of Aldermen deems necessary to implement one or more portions of the Redevelopment Plan and deems critical to the Redevelopment Plan's success.

SECTION ELEVEN. In adopting this Ordinance, including the approval of the Amendment and the adoption of tax increment financing with respect to Redevelopment Project Area C and Redevelopment Project Area D, and in measuring the reasonableness of the rate of return to be achieved by the Developer in implementing the Redevelopment Plan with said adoption of tax increment financing, the City has considered the amount of tax credits expected to be requested by the Developer pursuant to the Distressed Areas Land Assemblage Tax Credit Act, Section 99.1205 of the Revised Statutes of Missouri, as amended, or under any substantially similar successor state tax credit program enacted in the future.

SECTION TWELVE. The Comptroller is hereby authorized and directed to establish a special fund to be known as the "Northside Neighborhood Development Fund." The Comptroller is authorized and directed to deposit into such fund the first \$1,000,000,

but not to exceed \$250,000 in any fiscal year, of tax revenues available from the City's (a) general municipal sales tax levied pursuant to Ordinance No. 62884, or any successor thereto, (b) general municipal sales tax levied pursuant to Ordinance 55497, as amended by Ordinance Nos. 57179 and 57979, or any successor thereto, (c) earnings tax levied pursuant to Ordinance No. 47063, or any successor thereto, (d) payroll expense tax levied pursuant to Ordinance No. 60737, or any successor thereto, (e) parking gross receipts tax, or any successor thereto, (f) entertainment license tax levied pursuant to Ordinance No. 55390, as amended by Ordinances Nos. 55522, 56178, 56912, 62515, and 65669, and (g) restaurant gross receipts tax, or any successor thereto, which are generated from economic activities occurring within the Redevelopment Area and not required to be deposited into the Special Allocation Fund. Moneys within the Northside Neighborhood Development Fund, subject to appropriation, shall be used to fund neighborhood planning in the following City wards: 1, 2, 4, 18, 21, 22, 26 and 27.

SECTION THIRTEEN. The Comptroller is hereby authorized and directed to establish a special fund to be known as the "Northside Home Improvement Fund." After depositing the funds required in any fiscal year to the Northside Neighborhood Development Fund, as described in Section Twelve, the Comptroller is authorized and directed to deposit into the Northside Home Improvement Fund, the next \$250,000 of tax revenues available from the City's (a) general municipal sales tax levied pursuant to Ordinance No. 62884, or any successor thereto, (b) general municipal sales tax levied pursuant to Ordinance 55497, as amended by Ordinance Nos. 57179 and 57979, or any successor thereto, (c) earnings tax levied pursuant to Ordinance No. 47063, or any successor thereto, (d) payroll expense tax levied pursuant to Ordinance No. 60737, or any successor thereto, (e) parking gross receipts tax, or any successor thereto, (f) entertainment license tax levied pursuant to Ordinance No. 55390, as amended by Ordinances Nos. 55522, 56178, 56912, 62515, and 65669, and (g) restaurant gross receipts tax, or any successor thereto, which are generated from economic activities occurring within the Redevelopment Area and not required to be deposited into the Special Allocation Fund. Moneys within the Northside Home Improvement Fund, subject to appropriation, shall be used to fund grant and/or loan programs to incentivize or subsidize rehabilitation, renovation and repair of owner-occupied residential buildings located in the Redevelopment Area.

SECTION FOURTEEN. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

EXHIBIT A

2013 AMENDMENT TO NORTHSIDE REGENERATION TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN

This 2013 Amendment to the Northside Regeneration Tax Increment Financing (TIF) Redevelopment Plan (this "Amendment") is submitted to the Tax Increment Financing Commission of the City of St. Louis (the "TIF Commission") on August 28, 2013.

By Ordinance No. 68484, the City of St. Louis ("City"), upon the recommendation of its TIF Commission, approved the Northside Regeneration Tax Increment Financing (TIF) Redevelopment Plan dated as submitted September 8, 2009 and amended September 16, 2009 (the "Plan"). This Amendment provides for the following revisions to the Plan:

1. Page 15, Section entitled "Compliance with Equal Opportunity and Non-Discrimination Laws and Regulations". The final paragraph of this section shall be amended to read as follows:

"In addition to the foregoing goals, the Developer has established the new, additional goal that at least 25% of the overall construction workforce will be comprised of residents residing in the Redevelopment Area. The Developer understands that workforce development and training are an integral part of the effort to achieve all of these goals, and, accordingly, the Developer has established the Northside Regeneration Workforce Coalition ("NSRWC") in partnership with various community based training organizations noted below. Ultimately, the NSRWC will provide residents of the Redevelopment Area with employment opportunities in a wide range of fields, such as manufacturing, service industries and hospitality, although the immediate need will be for construction related skills.

"Training organizations participating in the NSRWC include: the St. Louis Agency on Training and Employment ("SLATE"), St. Patrick Center, Better Family Life, St. Louis Job Corps Center, Construction Prep Center, Construction Careers Center and Rankin Technical College. In anticipation of future job needs, several of these training organizations have begun providing fundamental skills training for such anticipated job needs. In regard to construction job needs, such training organizations and selected construction companies have been working with SLATE to ensure an orderly hiring process to match resources to needs.

"In implementing the NSRWC program, SLATE will develop a database to track participating individuals, and all such participants will be provided with information outlining the complete program process. Available job positions will be posted on the jobs.mo.gov website (and/or similar employment websites) along with information on how to apply."

2. Page 16, Section entitled "Maintenance of Owned Parcels and Buildings; Demolition of Certain Owned Buildings". The second paragraph of this section shall be amended to read as follows:

"The redevelopment agreement shall include: (a) a list identifying any buildings that Developer owns and which Developer proposes for demolition, and, if such demolition is approved by the City, Developer's agreement to demolish such buildings no later than December 31, 2016; and (b) a list identifying any buildings that Developer owns and which Developer proposes for rehabilitation, and Developer's agreement to weather-secure such buildings to preserve them for future rehabilitation by Developer or others."

3. Page 32, Section entitled "Evidence of Commitments to Finance the Project Costs". The first two sentences of this section shall be amended to read as follows:

"Appendix B contains a commitment letter from the Bank of Washington to provide financing for RPA A and RPA B. Appendix B also contains a commitment letter from the Bank of Washington to provide financing for RPA C and RPA D."

4. Appendix B shall be amended to add a copy of the commitment letter from the Bank of Washington to provide financing for RPA C and RPA D.

Legislative History

1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
10/04/2013				
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
ORDINANCE	VETOED	VETO OVR	SIGNED BY MAYOR	
69586				

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Data and Analysis of Conditions
Representing a “Blighted Area”

For the

**Cass Avenue, Jefferson Avenue/Parnell Street,
Montgomery Street, and North 22nd Street
Redevelopment Area**

St. Louis, Missouri

January 8, 2015

January 8, 2015

To Whom It May Concern:

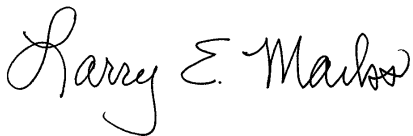
Reference is made to the accompanying “Data and Analysis of Conditions Representing a ‘Blighted Area’ for the Cass Avenue, Jefferson Avenue/Parnell Street, Montgomery Street, and North 22nd Street Redevelopment Area” in St. Louis, Missouri prepared by the undersigned.

Please be advised that, based upon the results of the above referenced study, the undersigned has determined that the area described in the study is a “blighted area” as such term is defined in Section 99.320(3) of the Land Clearance for Redevelopment law of the Missouri Revised Statutes, as amended (the “Act”) and Section 523.274(1) of the Missouri Revised Statutes, as amended.

This report describes and documents those conditions that, without redevelopment, will further erode the Redevelopment Area’s economic viability and continue its economic liability for the City of St. Louis, its residents, and the taxing districts that depend upon it as a revenue source.

The Redevelopment Area suffers from a multitude of physical and economic deficiencies, including a predominance of unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, excessive vacant land and buildings, conditions which endanger life or property by fire or other causes, which constitutes an economic and social liability and a menace to the public health, safety, morals, or welfare in its present condition and use.

DEVELOPMENT STRATEGIES, INC.
Real Estate, Community and Economic Development Consultants
by:



Larry Marks, AIA, AICP
Principal

TABLE OF CONTENTS

1.0 INTRODUCTION	1
Study Area	1
Historical Development	2
Existing Development	5
Existing Zoning	8
Neighboring Development	10
Data Gathering Methodology	10
2.0 SUMMARY AND CONCLUSION	12
3.0 BLIGHTING FACTORS.....	13
Unsanitary and Unsafe Conditions	15
Deteriorated or Inadequate Site Improvements	17
Improper Subdivision or Obsolete Platting	24
Conditions Which Endanger Life or Property by Fire or Other Causes	24
4.0 ECONOMIC OR SOCIAL LIABILITY OR A MENACE TO PUBLIC HEALTH, SAFETY, MORALS OR WELFARE.....	26
Economic Liability	26
Social Liability.....	26
Menace to Public Health, Safety, Morals or Welfare	28

MAPS

Aerial Photograph.....	1
Aerial Photograph (1971)	4
Existing Vacant Land and Vacant Buildings	6
Existing Land Use	7
Existing Zoning.....	9
Neighboring Development.....	11
Blighting Conditions.....	14
Existing Building Conditions	18
Date of Construction.....	20
Site Conditions	23

APPENDICES

- A** Legal Description
- B** Property Database
- C** Photographs of Blighting Conditions

Separate Appendix: Physical Condition Survey of Area Parcels

1.0 INTRODUCTION

Study Area

The subject area of this blight study, referred to as the Cass Avenue, Jefferson Avenue/Parnell Street, Montgomery Street, and North 22nd Street Redevelopment Area (the “Cass and Jefferson Redevelopment Area” or “Redevelopment Area”), contains 554 parcels comprising approximately 106 acres of land (excluding rights-of-way) located northwest of downtown St. Louis in the center of the NorthSide Regeneration TIF Redevelopment Area. If rights-of-way are included, the Area contains approximately 142 acres. The Area is generally bounded by N. Jefferson Avenue and Parnell Street to the west, the alley between St. Louis Avenue and Montgomery Street to the north, N. 22nd Street and the eastern edge of the former Pruitt-Igoe public housing development to the east, and the northern edge of Gateway Middle School’s property on N. Jefferson Avenue to the south. (See Appendix A for legal description of the Redevelopment Area).



The Redevelopment Area, part of the “Model City” area designation of 1968, has experienced significant disinvestment for many decades. The 1973 “St Louis Development Program,” prepared by the St Louis City Plan Commission, states that:

[e]xamination exposed the Area to the north of the Central Business District as having the worst living conditions in the City of St. Louis ... Some 45% of the Model City Neighborhood residents live in poverty ... Housing is one of the most serious deficiencies in the model Neighborhoods. Only 40% of the dwelling units were in sound condition in 1968. Only 17% of the Model Neighborhood residents are homeowners, while the remaining 83% pay rent to owners who reside outside of their community. Crime rates in the Model Neighborhoods are the highest in the City. Juvenile delinquency is considered the most serious factor of crime in this area.

As discussed in this study, little has changed in most of the Redevelopment Area over the last 40 years.

It is also important to note that the Redevelopment Area is part of the NorthSide Redevelopment Area, which was found to be blighted in 2009 (St. Louis City Ordinance #68484) pursuant to the Real Property Tax Increment Allocation Redevelopment Act (RSMo 99.800 et seq.).

Historical Development

European settlement of the Area commenced shortly after the establishment of the village of St. Louis in 1764. Settlement patterns generally extended west and north from the central Mississippi riverfront, as the Mill Creek formed an early natural barrier to the south. Residents lived in the village and utilized the “common fields” for pasturage of dairy, draft and meat stock and the production of hay. This land, deeded under the French and Spanish governments prior to the Louisiana Purchase of 1803, extended from the village limits north and west to what is now Jefferson Avenue. The land closest to the village was cultivated for crops in long lots fashion (narrow strips of land rather than the more typical square fields), due to the clumsy turning ability of the draft oxen used for plowing and cultivation.

St. Louis became a city in 1822. By the mid-1830s, the city was a booming trade center for the developing American West, with the Mississippi River serving as its commercial highway. Subdivision development was taking place north and west of the city limits on land owned by the O’Fallon, Carr and Mullanphy families. The Union Addition subdivision of 1850 platted streets to Jefferson Avenue on the west and Hebert Street on the north and set aside St. Louis Place as a public park. The City extended its corporate limits to Grand Avenue in 1855. Major streets such as Florissant, Jefferson and Cass Avenues, which had followed the earlier farm-to-market roads, were improved by the city.

Following the Civil War, with the area's residential development continuing, independent horse car lines were granted rights-of-way on city streets. The lines were an improvement in the speed of transportation between residential sectors and downtown. Institutional uses settled in the neighborhood as the population, increasingly middle- and working-class, grew. The Sacred Heart parish was established for Irish Catholics on Mullanphy Street. By the mid-1870s, fashionable living had moved west of Grand Avenue. The 1875 Compton & Dry's *Pictorial Atlas* indicates that over three-quarters of the old "common fields" had been developed. Another transformation of city transit took place in the 1890s as the horse car lines were unified and converted to electricity.

After the turn of the century, the Area, although well-located for downtown workers, was primarily working class and home to recent immigrants, particularly from Eastern Europe. A number of industries had located to either side of Jefferson, north of Cass Avenue, owing to that area's proximity to the local workforce. The national prosperity of the 1920s and automobile ownership enabled middle class residents to move to homes and apartments in newer, more affluent parts of the city. Although largely a working class neighborhood by the onset of the Great Depression, well-off residents occupied homes in the vicinity of St. Louis Avenue. The Area, which included some of the oldest housing stock in the city, began to suffer from the effects of absentee ownership and deferred maintenance.

Following World War II, when federal housing policy began to focus on the construction of low income housing in central cities, a major federally-funded housing project was built on a large tract of land at the southern end of the Area. This project, Pruitt-Igoe Homes, was first opened to residents in 1954. For a few years, the massive project was well-managed and provided decent housing for persons displaced by urban renewal and recent migrants from the American South. In the long run, however, as maintenance and tenant screening eroded, the huge towers began to have considerable negative effect upon the formerly cohesive neighborhood. Many home and business owners sold out or simply walked away from their properties as crime escalated and property values declined. Many of the old institutions closed or moved away, and the last local streetcar line on Jefferson Avenue ended service in 1958. The last Pruitt-Igoe buildings were demolished, and the site was cleared, in 1976.

Scattered-site subsidized housing was developed in the early 1970s, but this proved insufficient to stem the tide of neighborhood abandonment. Over the past sixty years, overall population and income levels within the Redevelopment Area have declined drastically.

See 1971 Aerial Photo of Redevelopment Area on following page.



AERIAL PHOTOGRAPH (1971)

Cass and Jefferson Redevelopment Area Blight Analysis
St. Louis, Missouri

 Redevelopment Area

 DEVELOPMENTSTRATEGIES®

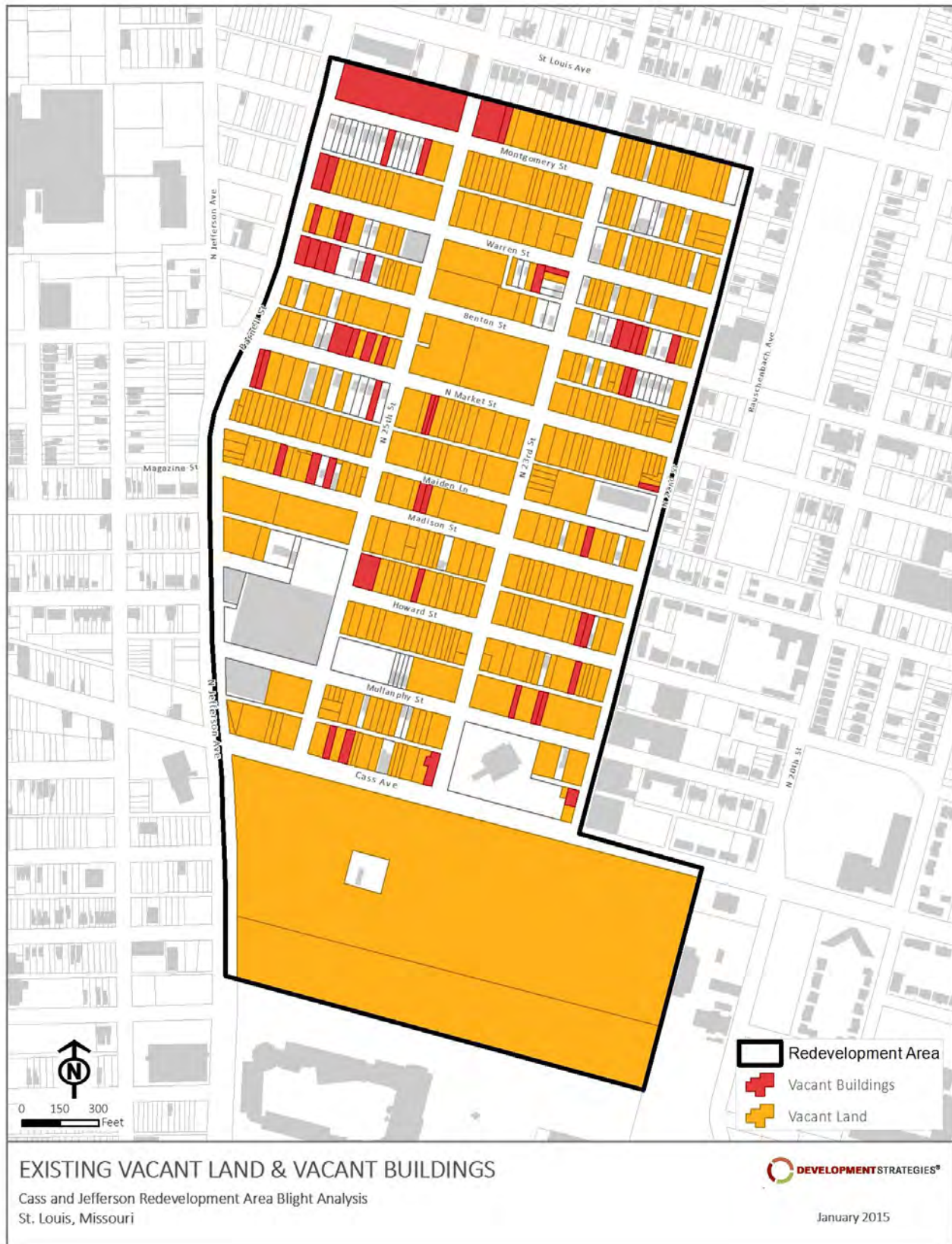
January 2015

Existing Development

The Redevelopment Area currently contains a variety of land uses. The predominant use is represented by vacant land or land occupied by vacant structures (**See *Existing Vacant Land and Vacant Buildings Map on following page***). Collectively, these uses comprise nearly 84% of the land in the Redevelopment Area (exclusive of rights-of-way). Residential uses represent about another 6% of the Redevelopment Area, with the balance divided between civic/institutional, industrial, and utility uses (**See *Existing Land Use Map on page 7***).

EXISTING LAND USE CASS AND JEFFERSON REDEVELOPMENT AREA As of December 2014		
LAND USE	ACRES	% OF TOTAL ACRES
Vacant Land	82.5	77.8%
Land with Vacant Building	6.4	6.0%
Subtotal	88.9	83.8%
Residential	6.2	5.8%
Civic/Institutional	3.5	3.3%
Industrial	6.9	6.5%
Utility	0.5	0.5%
Subtotal	17.1	16.2%
TOTAL	106.0	

Source: Development Strategies





Existing Zoning

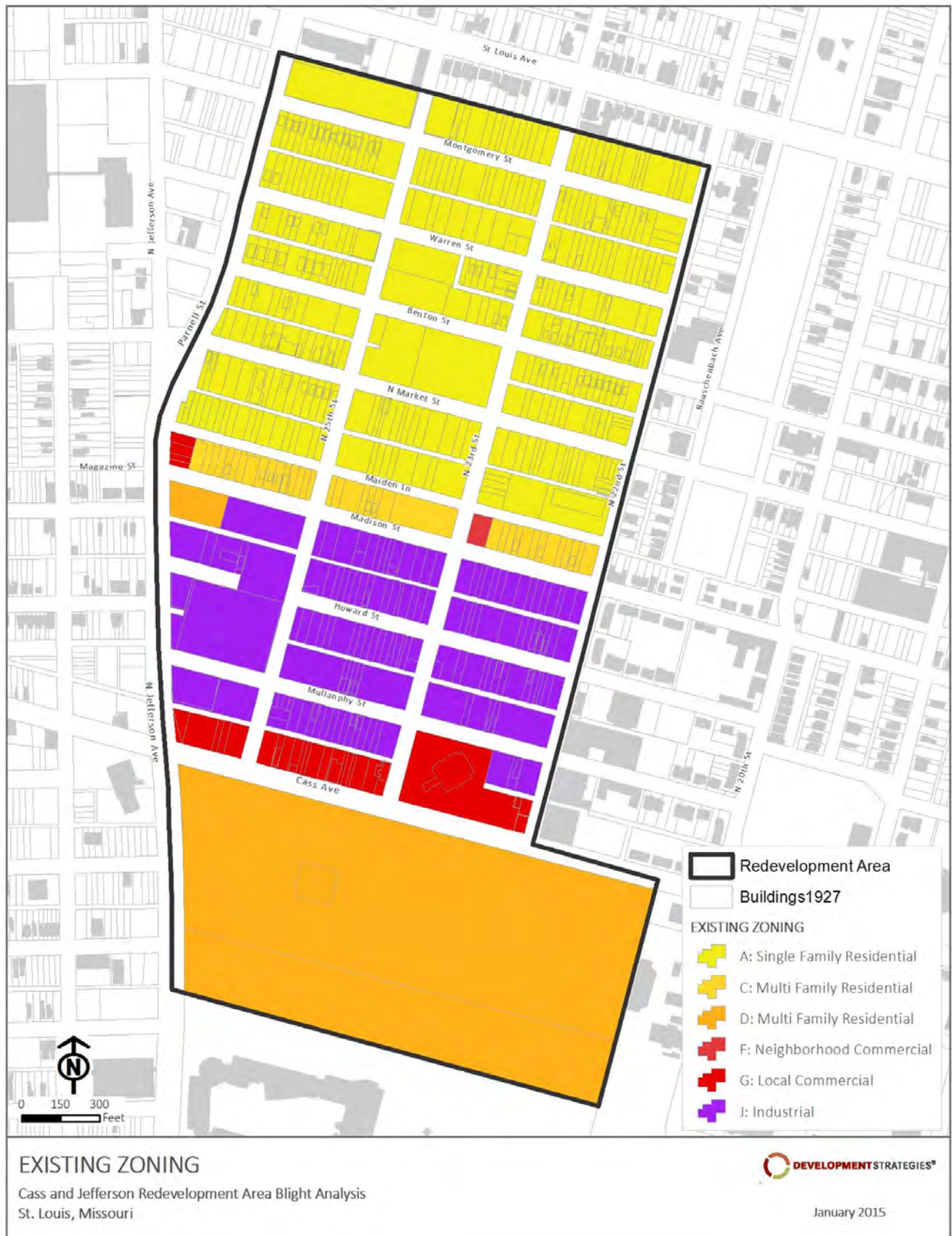
The Redevelopment Area has a variety of zoning designations, ranging from A (Single Family) to J (Industrial). Approximately three-quarters of the land in the Redevelopment Area is zoned for some form of residential use; this land is almost equally divided between single- and multi-family zoning (37.7% and 36.7%, respectively). Within the Redevelopment Area, A (Single Family) zoning is concentrated to the north of Maiden Lane. Multi-family zoning is predominantly found in the blocks between Madison Street and Maiden Lane, and south of Cass Avenue at the former Pruitt-Igoe public housing site.

Various forms of non-residential zoning are primarily concentrated to the south of Madison Street. J Industrial zoning (20.5% of Redevelopment Area) is located between Madison Street and the alley to the south of Mullanphy Street. Commercial zoning (5.1% of Redevelopment Area) is primarily located along the north side of Cass Avenue. South of Cass Avenue, the two remaining undeveloped parcels of the Pruitt-Igoe housing project site and the Ameren power substation parcel are zoned D (Multi-Family Residential).

See *Existing Zoning Map* on following page.

EXISTING ZONING IN THE CASS AND JEFFERSON REDEVELOPMENT AREA		
ZONING CLASSIFICATION	ACRES	PERCENTAGE OF TOTAL
A Single Family	39.95	37.7%
C Multiple Family	3.88	3.7%
D Multiple Family	35.00	33.0%
Residential Subtotal	78.83	74.4%
F Neighborhood Commercial	0.22	0.2%
G Local Commercial and Office	5.22	4.9%
Commercial Subtotal	5.44	5.1%
J Industrial	21.68	20.5%
GRAND TOTAL	105.95	100.0%

Source: City of St. Louis



Neighboring Development

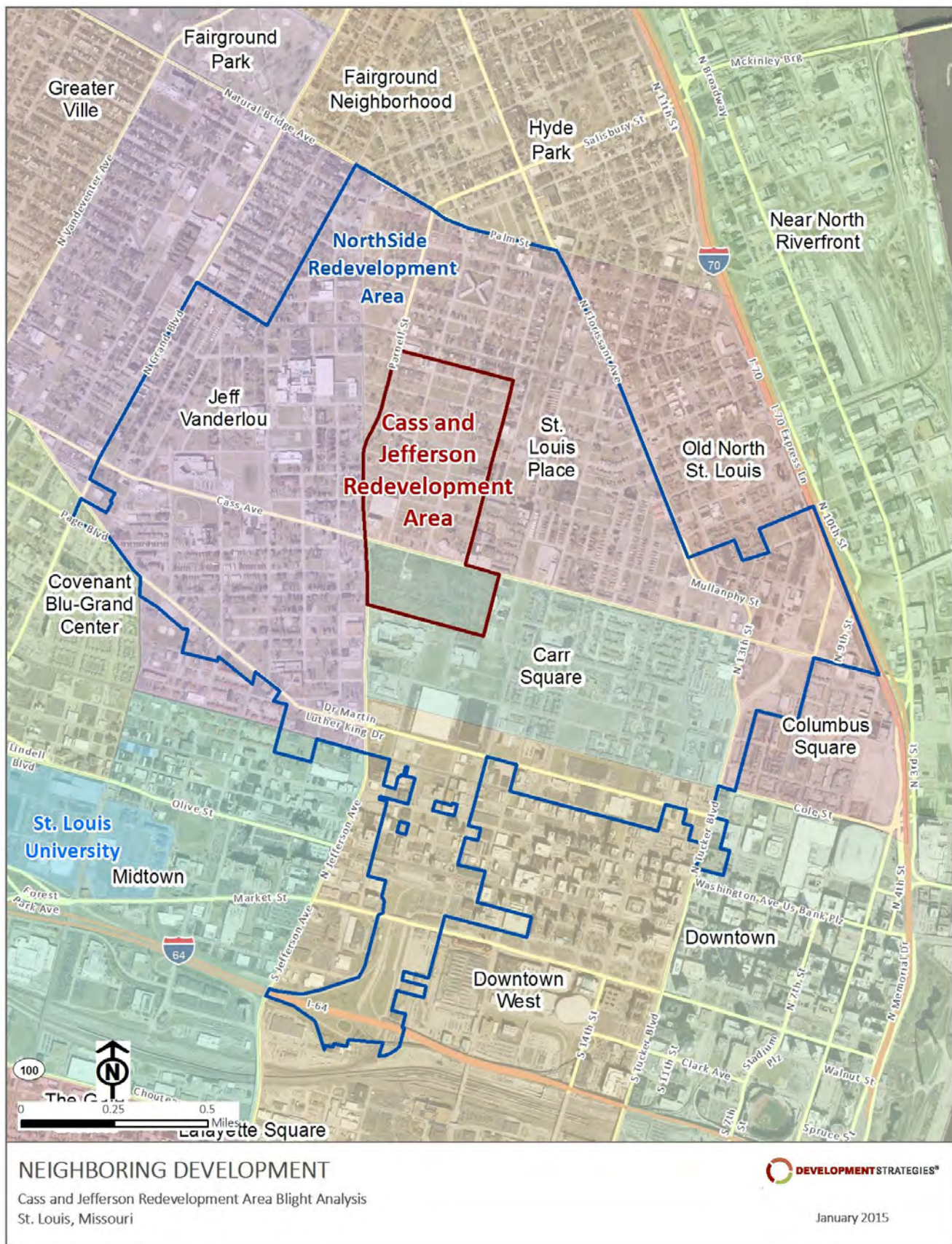
The Area is surrounded by a variety of uses (**See *Neighboring Development Map on following page***). To the south lies the dense, mixed-use urban spine of the City of St. Louis that extends from the Mississippi River along I-64/Highway 40. Along this east-west spine are located the Downtown business district (east of Jefferson Avenue) and Saint Louis University/Grand Center (in the Midtown area). Largely residential development borders the Area to the west and north. The 130-acre Fairground Park and historic Hyde Park are located to the north of the Area. To the east lies the Old North St. Louis neighborhood, and further east (across I-70) are the predominantly industrial buildings of the City's Near North Riverfront.

Data Gathering Methodology

This study has been designed and conducted to comply with the specific requirements of Section 99.320(3) RSMo and 523.274.1 RSMo. The study and the requisite fieldwork were performed in December of 2014. Each parcel and building was inspected and rated by personnel experienced in such evaluations. (**See separate appendix document, *Physical Condition Surveys***). The occupancy of all buildings and land was catalogued. Also, a visual inspection was made of all streets, curbs, and sidewalks in the Area. In addition, data regarding ownership, parcel size, building square feet, and date of construction were obtained from information available from the City of St. Louis. Appendix B contains information regarding each parcel.

Real estate tax assessments for 2008 and 2014 were obtained from the records of the Assessor's Office of the City of St. Louis. This allowed individual tax assessment changes to be calculated for each of the parcels in the Area.

Finally, photographs were taken of representative blighting conditions in the Redevelopment Area (see Appendix C).



2.0 SUMMARY AND CONCLUSION

Existing conditions within the Cass and Jefferson Redevelopment Area clearly exhibit conditions meeting the definition of a “Blighted Area,” according to Section 99.320(3), RSMo, which defines such an area as one that:

... by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use[.]

Under this definition, the Redevelopment Area is a blighted area due to a predominance of factors which, in combination, constitute an economic and social liability and a menace to the public health, safety, morals, and welfare. Examples of these blighting factors are summarized below:

- 1) Unsanitary and unsafe conditions resulting from:
 - Lack of accessible sidewalks
 - Trash dumping and overgrown vegetation
 - Environmental problems
 - Lack of accessible entries to buildings
 - Inadequate sanitary sewer system
- 2) Deteriorated or Inadequate Site Improvements resulting from:
 - Poor condition of structures
 - Age of structures
 - Deterioration of streets, curbs and gutters
 - Deterioration of sidewalks
 - Deteriorated site improvements
- 3) Improper Subdivision or Obsolete Platting
- 4) Conditions Which Endanger Life or Property by Fire or Other Causes
 - Vacant and unsecured property
 - Potential fire hazards
 - Hazardous building materials
 - Inaccessible areas
 - Inadequate storm-water drainage

3.0 BLIGHTING FACTORS

As described below, the Redevelopment Area suffers from a variety of blighting factors, including defective or inadequate street layout, unsanitary and unsafe conditions, deteriorated and inadequate site improvements, improper subdivision and obsolete platting, and conditions that endanger life or property by fire and other causes. Appendix B provides a summary of a number of blighting factors on a parcel-by-parcel basis. A predominance of the parcels (93%) and acreage (87%) in the Redevelopment Area were determined to be blighted. Appendix C provides photographs of typical blighting conditions in the Redevelopment Area.

See *Blighting Conditions Map* on following page.

UNSANITARY AND UNSAFE CONDITIONS

Lack of Adequate Sidewalks – 57 percent of the street length in the Redevelopment Area has sidewalks that are in poor condition, while another 39 percent lacks sidewalks entirely. This creates a hazardous condition for residents, employees and visitors, as well as non-compliance with the ADA.

Trash Dumping, Overgrown Vegetation, and Improper Drainage – There are numerous instances of trash dumping, illegal tire disposal, discarded brush, and overgrown vegetation throughout the Redevelopment Area. These areas create potential hazards for residents, workers, and visitors to the Area, and provide habitats for rodents—which are prevalent throughout the Area. Site conditions typical in much of the Area, including improper drainage, lead to ponding and overgrowth, which encourages the proliferation of insects and pests and the spread of associated diseases.

Environmental Problems – A study by Environmental Operations, Inc. concluded that:

[a]nother general area of concern in the NorthSide study area is former residential structures which have been demolished. Several hundred acres of residential or former residential properties occupy significant portions of the Area. Based on Environmental Operations, Inc.'s experience, demolition activities conducted in similar residential areas involved the use of demolition material as fill in basement and crawl space voids to level the parcels. Some of these building materials (based on dates of construction of the residences in these areas anywhere from the late 1800s to the 1950s) likely contained significant quantities of asbestos. This practice results in the engineering concerns associated with compromised geotechnical qualities of sites as well as potential asbestos contaminated soils, which require special handling and disposal during excavation and redevelopment activities.

Additionally, existing commercial and residential structures throughout the study area, which were constructed prior to 1980, have the potential to contain significant quantities of asbestos containing materials and lead-based paint. This additional concern may have also served as a limiting factor in development within the study Area over recent decades.

Over 52 percent of the buildings in the Redevelopment Area were constructed prior to 1960, and are likely to contain asbestos. In addition, nearly 99 percent of the structures were constructed before 1980 and are likely to contain lead-based paints.

In addition to the aforementioned problems, the site of the former Pruitt-Igoe public housing development is suspected to contain multiple contaminants. Along with lead and asbestos, the site is likely contaminated with hydrocarbons, according to St. Louis City officials. The full extent of the Pruitt-Igoe site's environmental problems is not currently

known, but the best estimates available suggest that the cost of an environmental cleanup would run well into the millions.

Lack of Accessible Entry to Buildings – Many of the buildings in the Area have one or more steps at their public entries. None of the entries to the residential structures are fully accessible and, of the sixteen remaining structures, only four (25%) provided accessible entries. This is not in compliance with the ADA and creates a hazardous condition for the public, particularly disabled individuals.

Inadequate Sanitary Sewer System – The sewer system within the City of St. Louis is a combined system, meaning that both sanitary sewage and storm drainage are conveyed by the same system. During dry periods, all flow is routed to treatment plants where it is treated before being discharged to the Mississippi River. During wet weather, however, the system quickly reaches capacity, and higher flows bypass the treatment plant stream and are discharged directly into the Mississippi River via several combined sewer overflows (CSO's). This means that, along with storm runoff, the River often receives untreated sewage—this is a major concern with regard to health risks and environmental impacts. Elimination of these CSO's is a principal goal of the Metropolitan Sewer District and pertinent regulatory agencies.

DETERIORATED OR INADEQUATE SITE IMPROVEMENTS

Poor Condition of Structures – Based on a survey of the external conditions of structures in the Area, nearly 60 percent of the Area’s structures are classified as “dilapidated” or requiring extensive, costly “major repairs.” (See **separate appendix document: *Physical Condition Surveys***). An additional 26 percent of the structures are classified as requiring “moderate repair” work to correct multiple deficiencies.

See *Existing Building Conditions Map* on page 18.

CONDITION OF BUILDINGS IN THE CASS AND JEFFERSON REDEVELOPMENT AREA			
Condition	Number of Buildings	% of Buildings	Cumulative %
Dilapidated	10	7%	7%
Major Repair	72	52%	59%
Moderate Repair	36	26%	85%
Minor Repair	20	14%	100%
Excellent	0	0%	
TOTAL	138		
<p>(1) Excellent – All structural building components (foundations, walls, roof etc.) in good condition; secondary building components (windows, doors, trim, porches, gutters etc.) in good condition</p> <p>(2) Minor Repair – Defects in one or more secondary building components that would be corrected with minor repair work.</p> <p>(3) Moderate Repair – Multiple deficiencies in secondary building components or small problems with structural building components that would be corrected with significant repair work.</p> <p>(4) Major Repair – Numerous critical structural and/or secondary building component deficiencies apparent which could only be corrected with major building renovation, rehabilitation, or repairs, making the building potentially infeasible to rehabilitate.</p> <p>(5) Dilapidated – Critical structural damage and secondary building deficiencies which render the building economically infeasible to rehabilitate.</p>			

Source: Development Strategies field inspection, December 2014

Age of Structures – The structures within the Redevelopment Area are generally very old, and this advanced age is reflected in their condition. Half of the buildings in the Area were constructed over 100 years ago, and nearly 90 percent are 35 years old or older. 35 years is often used as a criterion for identifying older buildings that are likely to experience electrical and mechanical problems, as well as a tendency for gradual overall deterioration, unless they are very well maintained and regularly updated. This age-related deterioration is clearly seen throughout the Area.

See *Date of Construction Map* on following page.

AGE OF NON-RESIDENTIAL BUILDINGS IN CASS AND JEFFERSON REDEVELOPMENT AREA						
Date Built	Number of Buildings	% of Buildings	Cumulative %	Number of Sq. Ft.	% of Sq. Ft.	Cumulative %
Before 1900	3	19%	19%	30,201	13%	13%
1901 - 1925	4	25%	44%	58,772	26%	39%
1926 - 1950	2	13%	57%	4,226	2%	41%
1951 - 1975	5	31%	88%	20,585	9%	50%
1976 - 2000	1	6%	94%	90,000	39%	89%
After 2000	1	6%	100%	25,000	11%	100%
Total	16			228,784		

Source: City of St Louis

AGE OF RESIDENTIAL BUILDINGS IN CASS AND JEFFERSON REDEVELOPMENT AREA						
Date Built	Number of Buildings	% of Buildings	Cumulative %	Number of Units	% of Units	Cumulative %
Before 1900	44	36%	36%	86	51%	51%
1901 - 1925	19	16%	52%	23	14%	65%
1926 - 1950	0	0%	52%	0	0%	65%
1951 - 1975	59	48%	100%	59	35%	100%
1976 - 2000	0	0%	100%	0	0%	100%
After 2000	0	0%	100%	0	0%	100%
Total	122			168		

Source: City of St Louis



Deteriorating Streets, Curbs and Gutters – Approximately 85 percent of the lineal footage of streets in the Redevelopment Area is classified as being in poor/deteriorated condition, with the balance about evenly split between fair and good condition.

Alleyways in the Area are generally in poor condition as well—only 29 percent were classified as fair, with the balance classified as poor.

SUMMARY OF CONDITIONS OF EXISTING STREETS IN THE CASS AND JEFFERSON REDEVELOPMENT AREA		
Condition	Right-of-Way Lineal Footage	% of Total Lineal Footage
Poor (1)	47,513	85%
Fair (2)	3,998	7%
Good (3)	4,220	8%
TOTAL	55,731	
(1) Poor – Uneven surface, lack of maintenance with former surface revealed, with some potholes. (2) Fair – Patched or cracked surface or rippled pavement. (3) Good – Well-maintained, with no significant damage apparent.		

Source: Field survey by Development Strategies

Deteriorating Sidewalks -- Where sidewalks are present in the Redevelopment Area, they have not been well-maintained—57 percent are classified in poor condition. Furthermore, there are no sidewalks at all in many areas, including nearly the whole length of Maiden Lane. 39 percent of the Area’s street length is lacking sidewalks entirely.

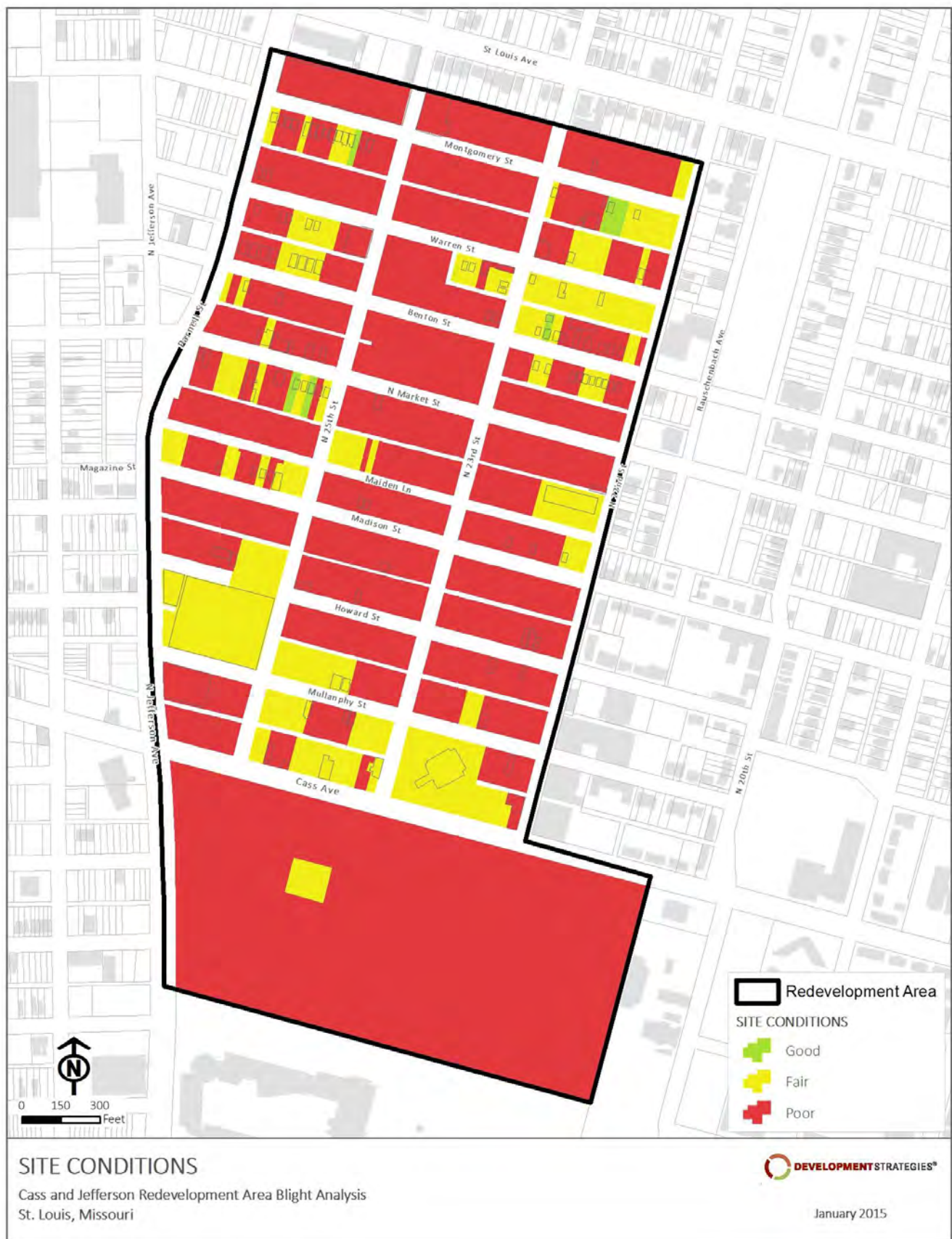
SUMMARY OF CONDITION OF SIDEWALKS IN THE CASS AND JEFFERSON REDEVELOPMENT AREA		
Condition	Sidewalk Lineal Footage	% of Total Lineal Footage
No Sidewalk	30,943	39%
Poor (1)	44,819	57%
Fair (2)	1,747	2%
Good (3)	894	1%
TOTAL	78,403	
(1) Poor – Broken or uneven surface (2) Fair – Uneven surface with maintenance required. (3) Good – Generally smooth surface with minor maintenance required.		

Source: Field survey by Development Strategies

Deteriorated Site Conditions – Throughout the Area, there are numerous examples of parking lots and driveways in need of paving or repair, as well as dilapidated fencing, deteriorated retaining walls, and landscaping in poor condition. Approximately 80 percent of the parcel area was rated in “poor” condition, with badly deteriorating site improvements; another 19 percent was considered to be in “fair” condition, and less than 1 percent was well-maintained overall.

See *Site Conditions* Map on page 23.

SUMMARY OF SITE CONDITIONS IN THE CASS AND JEFFERSON REDEVELOPMENT AREA			
Condition	Number of Parcels	Parcel Area (Sq. Ft.)	% of Total Parcel Area
Poor	424	3,734,602	80%
Fair	123	853,945	19%
Good	7	26,302	1%
TOTAL	554	4,614,849	
(1) Poor – Neglected, overgrown, or exhibiting lack of maintenance (2) Fair – Maintained but exhibiting some signs of deterioration (3) Good – Well-maintained overall			



IMPROPER SUBDIVISION OR OBSOLETE PLATTING

Obsolete Platting -- As previously mentioned, the Redevelopment Area was mostly subdivided between 1840 and 1860, typically with very small lots that would not meet modern zoning requirements. The following table shows the number of parcels in the Redevelopment Area that are less than 4,000 square feet (the minimum size for a single family lot, according to the current zoning code of the City of St Louis). This lot size would also be inadequate for modern commercial development.

SIZE OF PARCELS IN THE CASS AND JEFFERSON REDEVELOPMENT AREA			
Parcel Size	Number of Parcels	% of Total Parcels	Cumulative %
Less Than 1,000 Sq. Ft.	8	1%	1%
1,000 to 1,999 Sq. Ft.	35	6%	7%
2,000 to 2,999 Sq. Ft.	109	20%	28%
3,000 to 3,999 Sq. Ft.	204	37%	64%
Total Less Than 4,000 Sq. Ft.	356		
Larger than 4,000 Sq. Ft.	198	36%	100%
TOTAL	554		

Source: City of St Louis

CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES

Vacant and Unsecured Property -- There are a total of 52 vacant structures in the Area, which represents 38 percent of all buildings in the Area. Many of the vacant structures are not adequately secured, making them susceptible to vandalism and fire. These structures are also an attractive nuisance, where individuals can be harmed by deteriorated building materials and falls.

In addition, dry vegetation on vacant lots, which are not well maintained, are subject to fires from cigarettes or other causes.

Age of Structures -- Nearly half of the buildings in the Area were constructed over 100 years ago and nearly 99 percent were constructed more than 35 years ago—this is often used as a criterion for selecting buildings that are more likely to experience various age-related defects. The age of these structures significantly increases the likelihood of fires from old wiring and electrical systems that do not meet modern standards for fire safety.

Presence of Hazardous Building Materials — A recent study conducted by Environmental Operations, Inc. concluded that “existing commercial and residential structures throughout the study area which were constructed prior to 1980 have the potential to contain significant quantities of asbestos containing materials and lead-based paint,” which needs to be addressed in any rehabilitation or demolition of these structures.

As previously stated, 99 percent of the structures in the Redevelopment Area were constructed prior to 1980.

Inaccessible Areas – Although the great majority of streets and alleys in the Area are in poor condition, they continue to provide emergency vehicles with access to most parcels. The notable exception is the former Pruitt-Igoe housing site; this large area is inaccessible to vehicular traffic, which would impede any effort to fight fires or apprehend criminals there.

Inadequate Storm-water Drainage – According to discussions between Cole Engineering and representatives of the Metropolitan Sewer District, the existing combined sewer system that currently serves the Redevelopment Area has the capacity to carry approximately a one- to two-year storm event. This has created street flooding which can damage property and create hazardous conditions.

4.0 ECONOMIC OR SOCIAL LIABILITY OR A MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE

As a result of the blighting factors previously mentioned, the Redevelopment Area is an economic and social liability and a menace to the public health safety, morals, and welfare in its present condition and use.

Economic Liability

As a result of the blighting factors previously discussed, the Redevelopment Area constitutes an economic liability.

The City of St. Louis is a mature city that is surrounded by the Mississippi River and other cities and therefore has no opportunities to expand its corporate limits. Consequently, the only opportunity for economic growth that is possible is through redevelopment of existing areas and buildings. Given the close proximity of the Redevelopment Area to downtown St. Louis, the current efforts of the City of St. Louis to revitalize the NorthSide Regeneration Redevelopment Area, and the North Riverfront's potential as a major employment center, and the ongoing revitalization efforts in adjacent neighborhoods, the Redevelopment Area represents an important redevelopment opportunity for the City of St. Louis. Given the significant vacancy of the existing buildings and land, the Redevelopment Area is clearly underutilized and falls significantly short of the economic benefit it could provide for the City of St. Louis and other taxing jurisdictions.

The depressed economic character of the Area is illustrated by the fact that, between 2008 and 2014, the taxable assessed value of the Area decreased by almost 27 percent—three times the 9 percent decrease of the City of St. Louis as a whole—from \$3,034,640 in 2008 to \$2,219,160 in 2014.

Social Liability

As a result of the previously discussed blighting factors, the Redevelopment Area is also a social liability, since the inability to produce needed taxes for the City of St. Louis hampers the ability of the City to provide badly needed social services for its residents and businesses. This conclusion is supported by the following tables, which reflect the decline in the Redevelopment Area relative to the City of St. Louis overall.

Although population loss appears to be slowing, the City of St. Louis has experienced a rather significant population decline since the 1950s. As indicated by the following table, the City's population fell nearly 10 percent between 2000 and 2014. However, during this same period, the decline of population in the Redevelopment Area was more than five times the decline of the City overall.

At this point, the population density in the Redevelopment Area has fallen to only 1,000 persons per square mile—one-fifth that of the City as a whole.

POPULATION TRENDS 2000 TO 2014 CASS AND JEFFERSON REDEVELOPMENT AREA AND CITY OF ST LOUIS		
	Redevelopment Area	St Louis City
2000 Population	470	348,189
2014 Population	221	314,135
Change 2000 - 2014	-53%	-10%

Sources: NHGIS, U.S. Census Bureau, ESRI

A similar decline in the number of housing units has been seen in the Redevelopment Area, with the percentage of decline between 2000 and 2014 at nearly 17 percent, while the number of housing units in the City of St Louis remained essentially the same.

HOUSING UNIT TRENDS 2000 TO 2014 CASS AND JEFFERSON REDEVELOPMENT AREA AND CITY OF ST LOUIS		
	Redevelopment Area	St Louis City
2000 Housing Units	202	176,354
2014 Housing Units	168	175,593
Change 2000 – 2014	-17%	-0%

Sources: NHGIS, U.S. Census Bureau, ESRI

The Redevelopment Area also suffers from high (and increasing) vacancy of existing housing units. Current vacancy in the Area stands at 41%, more than double the City's 20 percent vacancy rate.

Since 2000, the median income of households in the St. Louis Place neighborhood (of which the Redevelopment Area represents a significant portion), has declined, while that of the City has increased. The Area's median income currently stands at roughly half that of the City overall.

MEDIAN HOUSEHOLD INCOME TRENDS 2000 TO 2013 ST. LOUIS PLACE NEIGHBORHOOD AND CITY OF ST LOUIS			
	Neighborhood	St Louis City	% of St Louis City
2000	\$18,162	\$27,156	67%
2009 – 2013 ACS	\$16,125	\$34,582	47%
Change 2000 - 2013	-11%	+27%	

Sources: U.S. Census Bureau, ESRI, and City of St. Louis

The St. Louis Place neighborhood also suffers from high unemployment, with recent estimates more than double the unemployment rate of the City of St Louis.

UNEMPLOYMENT TRENDS 2000 TO 2013 ST. LOUIS PLACE NEIGHBORHOOD AND CITY OF ST LOUIS		
	Neighborhood	St Louis City
2000	14.8%	11.3%
2009 – 2013 ACS	31.7%	14.3%
Change 2000 – 2013	114%	27%

Sources: U.S. Census Bureau, ESRI

Menace to the Public Health, Safety, Morals, and Welfare

As a result of the previously discussed blighting factors, the Area is also a menace to public health, safety, morals, and welfare. The excessive level of vacancy and poor right-of-way conditions create safety problems for residents, employees, and visitors to the Area. These health and safety concerns are further exacerbated by environmental concerns.

In addition, as indicated by the table on the following page, crime is a major problem in the St. Louis Place neighborhood. This is particularly evident when neighborhood crime rates are contrasted with the citywide rates for St. Louis. Over the last ten years (2004 – 2013), the average per capita crime statistics for the neighborhood met or exceeded the citywide average for the City of St. Louis in every crime category except burglary and larceny. The crime problems were particularly acute with respect to murder, rape, assault, auto theft, and arson, with the rate of each of these crimes dramatically exceeding the citywide average.

**AVERAGE ANNUAL CRIMES PER 100,000 PERSONS
ST. LOUIS PLACE NEIGHBORHOOD AND THE CITY OF ST LOUIS
2004 – 2013**

Crime Factor	St. Louis Place Neighborhood	City of St Louis	Neighborhood Rate Compared to St. Louis
Murder	51	41	124%
Rape	116	74	155%
Robbery	749	764	98%
Armed Robbery	497	498	100%
Aggravated Assault	1,623	1,288	126%
Aggravated Assault w/gun	840	620	136%
Burglary	1,620	2,084	78%
Larceny	4,355	5,773	75%
Auto Theft	2,113	1,795	118%
Arson	126	101	125%

Source: St. Louis Metropolitan Police Department

APPENDIX A

Legal Description

LEGAL DESCRIPTION
CASS AVENUE, JEFFERSON AVENUE/PARNELL STREET,
MONTGOMERY STREET, AND NORTH 22ND STREET
REDEVELOPMENT AREA

A TRACT OF LAND BEING ALL OF OR PART OF THE FOLLOWING: CITY BLOCK 1078, CITY BLOCK 1079, CITY BLOCK 1080, CITY BLOCK 1081, CITY BLOCK 1082, CITY BLOCK 1083, CITY BLOCK 1084, CITY BLOCK 1085, CITY BLOCK 1092, CITY BLOCK 1093, CITY BLOCK 1094, CITY BLOCK 1095, CITY BLOCK 2314, CITY BLOCK 2315, CITY BLOCK 2316, CITY BLOCK 2317, CITY BLOCK 2318, CITY BLOCK 2319, CITY BLOCK 2324, CITY BLOCK 2325, CITY BLOCK 2326, CITY BLOCK 2327, CITY BLOCK 2328, CITY BLOCK 2329, CITY BLOCK 2345, CITY BLOCK 2346, CITY BLOCK 2347, CITY BLOCK 6484, AND CITY BLOCK 6485 OF THE CITY OF ST. LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CASS AVENUE AND NORTH JEFFERSON AVENUE

THENCE NORTH ALONG SAID CENTERLINE OF NORTH JEFFERSON AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF PARNELL STREET

THENCE NORTHEAST ALONG SAID CENTERLINE OF PARNELL STREET TO ITS INTERSECTION WITH THE WESTERN EXTENSION OF THE CENTERLINE OF THE EAST-WEST ALLEY BETWEEN MONTGOMERY STREET AND ST. LOUIS AVENUE

THENCE EAST ALONG THE CENTERLINE OF SAID EAST-WEST ALLEY BETWEEN MONTGOMERY STREET AND ST. LOUIS AVENUE AND ITS EASTERN EXTENSION TO ITS INTERSECTION WITH THE CENTERLINE OF NORTH 22ND STREET

THENCE SOUTHWEST ALONG SAID CENTERLINE OF NORTH 22ND STREET ACROSS MONTGOMERY STREET, ACROSS WARREN STREET, ACROSS BENTON STREET, ACROSS NORTH MARKET STREET, ACROSS MAIDEN LANE, ACROSS MADISON STREET, ACROSS HOWARD STREET, ACROSS MULLANPHY STREET TO ITS INTERSECTION WITH THE CENTERLINE OF CASS AVENUE

THENCE SOUTHEAST ALONG SAID CENTERLINE OF CASS AVENUE TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERN LOT LINE OF A PARCEL OF LAND OWNED BY THE CHURCH OF THE LIVING GOD PILLAR AND GROUND OF THE TRUTH, SAID PARCEL BEING COMMONLY KNOWN AS 2000-2008 CASS AVENUE

THENCE SOUTHWEST ALONG SAID WESTERN LOT LINE, AND CONTINUING SOUTHWEST ALONG THE REAR LOT LINE OF A PARCEL OF LAND OWNED BY ST. STANISLAUS POLISH CATHOLIC CHURCH AND SCHOOL, SAID PARCEL BEING COMMONLY KNOWN AS 1407 NORTH 20TH STREET, TO THE INTERSECTION OF SAID REAR LOT LINE WITH THE SOUTHERN LOT LINE OF A PARCEL OF LAND OWNED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS, SAID PARCEL BEING COMMONLY KNOWN AS 2311-2431 CARR STREET

THENCE NORTHWEST ALONG SAID SOUTHERN LOT LINE AND ITS WESTERN EXTENSION TO ITS INTERSECTION WITH THE CENTERLINE OF NORTH JEFFERSON AVENUE

THENCE NORTH ALONG SAID CENTERLINE OF NORTH JEFFERSON AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF CASS AVENUE, THE POINT OF BEGINNING.

APPENDIX B

Property Database

APPENDIX B

PROPERTY DATABASE AND BLIGHTING CONDITIONS

FID	PARCEL ID	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14 (1)	2X CITY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
0	1078000090	2701 25TH ST	CASSILLY & CASSILLY INC	10 N TUCKER BLVD RM 101	A	Vac Indl	P	MAJOR	72,440	1908	28900	53300	200	-2%		Y	Y
1	1079000010	2544 MONTGOMERY ST	CARDINAL PROPERTIES OF ST LOUIS VII	3619 HARTFORD ST	A	SFR	F	MAJOR	5,184	1971	1116	3140	100	-37%	Y		Y
2	1079000020	2542 MONTGOMERY ST	SANDERS, MYLES A SR	P O BOX 771366	A	SFR	P	MAJOR	3,454	1905	889	1410	100	-29%		Y	Y
3	1079000030	2540 MONTGOMERY ST	NITA M MATTHEWS	3214 MARTIN LUTHER KING DR	A	SFR	P	MAJOR	3,467	1905	889	1410	100	-33%		Y	Y
4	1079000040	2538 MONTGOMERY ST	BROOKS, LISA	2124 FLORDAWN DR APT 5	A	SFR	P	MAJOR	3,456	1905	889	1440	100	-32%		Y	Y
5	1079000050	2536 MONTGOMERY ST	MCCALL, HENRY	2536 MONTGOMERY ST	A	SFR	P	MAJOR	3,456	1905	889	1440	100	-37%	Y		Y
6	1079000060	2534 MONTGOMERY ST	TOLSTON, GWENDOLYN	3423 SHENANDOAH AVE	A	SFR	F	MAJOR	3,454	1905	889	1600	100	-33%		Y	Y
7	1079000070	2530 MONTGOMERY ST	YANDELL, CAROLUN A & CEDRIC DEANES &	2530 MONTGOMERY ST	A	SFR	P	MAJOR	3,467	1905	889	1540	100	-39%	Y		Y
8	1079000080	2528 MONTGOMERY ST	THORPE, LIONEL & PATRICIA	2528 MONTGOMERY	A	SFR	P	MAJOR	3,467	1905	889	1480	100	-29%		Y	Y
9	1079000090	2526 MONTGOMERY ST	MOSLEY, JUANITA	2526 MONTGOMERY ST	A	SFR	P	MAJOR	3,467	1905	889	1370	100	-19%		Y	Y
10	1079000100	2524 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	DILAP	3,467	1905	889	930	100	-40%	Y		Y
11	1079000110	2522 MONTGOMERY ST	SMITH, J W & ANNIE	2522 MONTGOMERY ST	A	SFR	F	MAJOR	3,467	1905	889	1390	100	-32%		Y	Y
12	1079000120	2520 MONTGOMERY ST	PARKER, BERNADINE M	2520 MONTGOMERY ST	A	SFR	F	MOD	3,456	1905	889	1430	100	-32%		Y	Y
13	1079000130	2518 MONTGOMERY ST	DAVIS, FELICIA A	2518 MONTGOMERY ST	A	SFR	F	MOD	3,467	1905	858	1810	100	-21%		Y	Y
14	1079000140	2516 MONTGOMERY ST	RICHESON, BERNICE & WANDA RICHESON	2516 MONTGOMERY ST	A	SFR	G	MOD	3,454	1905	889	1840	100	-20%		Y	Y
15	1079000150	2514 MONTGOMERY ST	GRAY, DAVID & WILLIE MAE GREEN	2514 MONTGOMERY ST	A	SFR	P	MAJOR	3,456	1905	889	1440	100	-35%	Y		Y
16	1079000160	2512 MONTGOMERY ST	WHITT, SHERLEAN	4533 LEWIS PL	A	Vac SFR	P	MAJOR	3,456	1898	889	1290	100	-42%	Y		Y
17	1079000170	2500-6 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		12,139	0	0	2900	200	-91%	Y		Y
18	1079000180	2501 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		24,194	0	0	1250	100	#DIV/0!			Y
19	1079000190	2519 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,450	0	0	210	100	#DIV/0!			Y
20	1079000200	2521 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,456	0	0	170	100	#DIV/0!			Y
21	1079000210	2523 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,469	0	0	170	100	-82%	Y		Y
22	1079000220	2527 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,469	0	0	170	100	#DIV/0!			Y
23	1079000230	2529 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,469	0	0	170	100	#DIV/0!			Y
24	1079000240	2531 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,469	0	0	170	100	#DIV/0!			Y
25	1079000250	2533 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,469	0	0	170	100	#DIV/0!			Y
26	1079000260	2535 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,450	0	0	170	100	-65%	Y		Y
27	1079000270	2539 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,456	0	0	170	100	-96%	Y		Y
28	1079000280	2541 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,450	0	0	170	100	#DIV/0!			Y
29	1079000290	2543 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	5,175	1972	1292	2360	100	-54%	Y		Y
30	1079000300	2545 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	5,175	1972	1292	2150	100	-55%	Y		Y
31	1080000010	2548 WARREN ST	BLAIRMONT ASSOC LTD CO	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,785	0	0	360	100	-25%		Y	Y
32	1080000020	2544 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	2,775	1972	1292	1770	100	-70%	Y		Y
33	1080000030	2538 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		5,550	0	0	360	100	#DIV/0!			Y
34	1080000040	2536 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,775	0	0	340	100	#DIV/0!			Y
35	1080000050	2534 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac SFR	P	MAJOR	2,775	1972	1216	1710	100	-55%	Y		Y
36	1080000060	2530 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	2,775	1972	1216	1900	100	-55%	Y		Y
37	1080000070	2528 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		5,550	0	0	720	100	-24%			Y
38	1080000080	2522 WARREN ST	DM PROPERTIES I LLC	3868 PAGE BLVD	A	SFR	F	MINOR	3,330	1972	1292	3720	100	-10%			
39	1080000085	2520 WARREN ST	DM PROPERTIES I LLC	3868 PAGE BLVD	A	SFR	F	MINOR	3,330	1972	1292	3590	100	-6%			
40	1080000090	2516-8 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	F		5,550	0	0	340	100	#DIV/0!			
41	1080000110	2514 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	F		2,775	0	0	170	100	#DIV/0!			Y
42	1080000120	2510 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,775	0	0	170	100	#DIV/0!			Y
43	1080000130	2500-8 WARREN ST	LOWERY, BETTY	3025 ROCKWOOD TRAIL	A	Industrial	P	MAJOR	11,100	1870	7200	20900	200	105%			Y
44	1080000140	2501 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		5,550	0	0	360	100	#DIV/0!			Y
45	1080000150	2505 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,997	0	0	190	100	#DIV/0!			Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PARCEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14 (1)	2X CITY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
46	1080000160	2509 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,553	0	0	170	100	#DIV/0!			Y
47	1080000170	2511 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		1,839	0	0	130	100	#DIV/0!			Y
48	1080000180	2513 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		1,836	0	0	110	100	#DIV/0!			Y
49	1080000190	2515 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,055	0	0	130	100	#DIV/0!			Y
50	1080000200	2517 BENTON ST	SPENCER, JAMES T & INA	2517 BENTON ST	A	SFR	F	MOD	3,724	1972	1128	3190	100	-41%	Y		Y
51	1080000210	2519 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	F	MOD	3,669	1972	1128	3190	100	-27%		Y	Y
52	1080000230	2521 BENTON ST	WASHINGTON, ANNIE MAE	2521 BENTON	A	SFR	F	MOD	3,669	1972	1128	3100	100	-41%	Y		Y
53	1080000255	2525 BENTON ST	HARRIS, ADRIENNE	5344 TRIALVIEW DR	A	SFR	F	MOD	8,167	1972	1128	4200	100	-38%	Y		Y
54	1080000260	2535 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	4,500	1972	1128	1620	100	-73%	Y		Y
55	1080000270	2537 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	4,500	1972	1128	2150	100	-51%	Y		Y
56	1080000290	2541 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	4,500	1972	1128	2130	100	-60%	Y		Y
57	1080000310	2547 BENTON ST	MCLAURIN, LEOLA	2547 BENTON ST	A	SFR Vac	P	MAJOR	4,500	1972	1128	3480	100	-39%	Y		Y
58	1081000010	2546-8 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	F		3,755	0	0	230	100	#DIV/0!			Y
59	1081000020	2542-4 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,547	0	0	230	100	#DIV/0!			Y
60	1081000030	2540 BENTON ST	BROWN, LAMONT C	1636 N 19TH ST	A	SFR	F	MAJOR	3,515	1886	913	1520	100	-43%	Y		Y
61	1081000050	2532-6 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		7,326	0	0	480	100	#DIV/0!			Y
62	1081000060	2530 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DIV/0!			Y
63	1081000070	2528 BENTON ST	SIMMS, JOCELYN	2528 BENTON ST	A	SFR	P	MAJOR	3,856	1973	987	1860	100	-58%	Y		Y
64	1081000110	2524-6 BENTON ST	L R A	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,804	0	0	250	100	#DIV/0!			Y
65	1081000120	2518-22 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,852	0	0	250	100	#DIV/0!			Y
66	1081000130	2508-16 BENTON ST	L R A	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		13,385	0	0	860	100	#DIV/0!			Y
67	1081000140	2500-6 BENTON ST	NEW JERUSALEM MISS BAP CH (TRS)	8629 HALLS FERRY RD	A	Vac Land	P		8,325	0	0	530	100	-74%	Y		Y
68	1081000150	2501 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,775	0	0	170	100	#DIV/0!			Y
69	1081000160	2503 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,793	0	0	170	100	#DIV/0!			Y
70	1081000170	2507 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	2,756	1893	2096	1520	100	-59%	Y		Y
71	1081000180	2509 NORTH MARKET ST	JOHNSON, J B	4720 S BROADWAY APT 502	A	Vac Land	P		2,775	0	0	170	100	-32%		Y	Y
72	1081000190	2511-3 NORTH MARKET ST	JOHNSON, J B	4720 S BROADWAY APT 502	A	Vac 4 Fam	P	DILAP	3,666	1892	2720	1900	100	-39%			Y
73	1081000200	2515 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,663	0	0	230	100	#DIV/0!			Y
74	1081000210	2517 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac 2 Fam	P	DILAP	2,775	1883	2546	1690	100	-34%	Y		Y
75	1081000220	2519-25 NORTH MARKET ST	KEP-CO REDEVELOPMENT CORP	515 OLIVE ST STE 1608	A	Vac 6 Fam	P	DILAP	8,325	1893	3408	15220	100	9%			Y
76	1081000230	2527-9 NORTH MARKET ST	OLLIE, ERNESTINE	2527 N MARKET ST	A	2 Fam	F	MOD	3,330	1883	2676	2130	100	-51%	Y		Y
77	1081000240	2531 NORTH MARKET ST	BOGAN, FLOYD	2531 A N MARKET ST	A	4 Fam	P	MAJOR	3,330	1886	2744	2000	100	-32%		Y	Y
78	1081000250	2533-5 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		4,052	0	0	270	100	#DIV/0!			Y
79	1081000260	2537-9 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		4,052	0	0	270	100	-21%		Y	Y
80	1081000270	2545 NORTH MARKET ST	DLINGEY, VERA B	4232 RAVENWOOD	A	Vac Land	P		5,550	0	0	680	100	-25%		Y	Y
81	1081000280	2547-9 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		4,163	0	0	270	100	#DIV/0!			Y
82	1081000290	2551 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,407	0	0	170	100	#DIV/0!			Y
83	1082000010	2346-50 BENTON ST	NEW JERUSALEM MISSIONARY BAPTIST CHU	8629 HALLS FERRY RD	A	Vac Land	P		5,550	0	0	340	100	-26%		Y	Y
84	1082000050	2301-29 NORTH MARKET ST	LCRA	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		72,672	0	0	4280	100	#DIV/0!			Y
85	1082000051	2331-49 NORTH MARKET ST	LCRA	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		42,415	0	0	2850	100	#DIV/0!			Y
86	1083000010	2326-48 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		30,855	0	0	10700	200	1%			Y
87	1083000020	2320 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	F		2,775	0	0	170	100	#DIV/0!			Y
88	1083000030	2318 WARREN ST	EVANS, JANICE D	2318 WARREN	A	SFR	F	MOD	2,775	1971	1107	2870	100	-41%	Y		Y
89	1083000040	2316 WARREN ST	DAVIS, SARAH A	2246 WARREN	A	SFR	F	MOD	2,775	1971	1082	2980	100	-32%		Y	Y
90	1083000050	2312 WARREN ST	DAVIS, SARAH A	2246 WARREN	A	Vac Land	F		2,886	0	0	190	100	-24%		Y	Y
91	1083000060	2308-10 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac 2 Fam	P	MAJOR	3,745	1891	2308	1710	100	#DIV/0!			Y
92	1083000070	2525 N 23RD ST	LRA	1520 MARKET ST STE 2000	A	Vac Com'l	P	MAJOR	1,980	1903	2670	1330	49	-100%	Y		Y
93	1083000080	2523 N 23RD ST	YARDIMAN, KENNETH & VELMA V &	2519 N 23RD ST	A	Vac Land	F		3,150	0	0	230	100	-32%		Y	Y
94	1083000090	2519 N 23RD ST	YARDIMAN, KENNETH & VELMA V &	2519 N 23RD ST	A	SFR	F	MINOR	2,511	1971	1107	3060	100	-38%	Y		Y
95	1083000100	2517 N 23RD ST	MEADS, DONOVAN L	3868 PAGE BLVD	A	SFR	F	MOD	2,511	1971	1107	3060	100	-36%	Y		Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14(1)	2X QTY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
96	1083000105	2303 BENTON ST	MCCOY, MARY L	701 CHANSON DR SW	A	SFR	P	MAJOR	4,163	1971	1235	3330	100	-37%	Y		Y
97	1083000110	2307 BENTON ST	YOREE, LINDA DIANE & VICTOR	2307 BENTON ST	A	SFR	P	MAJOR	4,163	1971	1235	3140	100	-41%	Y		Y
98	1083000120	2309 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		2,775	0	0	170	100	#DIV/0!			Y
99	1083000130	2311-5 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		5,550	0	0	360	100	#DIV/0!			Y
100	1083000140	2319-25 BENTON ST	LCRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		11,100	0	0	720	100	#DIV/0!			Y
101	1083000150	2327-37 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		30,250	0	0	9700	200	0%			Y
102	1084000010	2348 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,456	0	0	170	100	#DIV/0!			Y
103	1084000020	2346 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,456	0	0	170	100	#DIV/0!			Y
104	1084000030	2342 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,456	0	0	170	100	#DIV/0!			Y
105	1084000040	2340 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,456	0	0	170	100	#DIV/0!			Y
106	1084000050	2338 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,475	0	0	170	100	#DIV/0!			Y
107	1084000060	2336 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,458	0	0	170	100	#DIV/0!			Y
108	1084000070	2332 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,456	0	0	170	100	#DIV/0!			Y
109	1084000080	2324-30 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		10,923	0	0	610	100	#DIV/0!			Y
110	1084000090	2322 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,456	0	0	170	100	-97%	Y		Y
111	1084000100	2320 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,456	0	0	170	100	#DIV/0!			Y
112	1084000110	2316-8 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		5,530	0	0	290	100	#DIV/0!			Y
113	1084000120	2312 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,465	0	0	170	100	#DIV/0!			Y
114	1084000130	2308-10 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,450	0	0	170	100	-32%		Y	Y
115	1084000140	2306 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,450	0	0	170	100	#DIV/0!			Y
116	1084000150	2304 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,465	0	0	170	100	#DIV/0!			Y
117	1084000160	2302 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,465	0	0	170	100	#DIV/0!			Y
118	1084000170	2300 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,465	0	0	170	100	#DIV/0!			Y
119	1084000180	2609-11 N 23RD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,470	0	0	340	100	#DIV/0!			Y
120	1084000190	2301-3 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,822	0	0	380	100	#DIV/0!			Y
121	1084000200	2307 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,470	0	0	270	100	#DIV/0!			Y
122	1084000210	2311-5 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		8,045	0	0	420	100	#DIV/0!			Y
123	1084000230	2319 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		10,394	0	0	530	100	#DIV/0!			Y
124	1084000250	2321 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		5,127	0	0	270	100	#DIV/0!			Y
125	1084000260	2327 WARREN ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		8,710	0	0	460	100	#DIV/0!			Y
126	1084000280	2331 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		6,913	0	0	360	100	-25%		Y	Y
127	1084000290	2337 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,450	0	0	170	100	#DIV/0!			Y
128	1084000300	2345 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		8,763	0	0	460	100	#DIV/0!			Y
129	1084000310	2347-9 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		5,046	0	0	270	100	#DIV/0!			Y
130	1085000130	2301-3 MONTGOMERY ST	GREATER BIBLE WAY COMMUNITY CHURCH	2339 ST LOUIS AVE	A	Vac Land	P		6,217	0	0	320	100	-24%		Y	Y
131	1085000140	2307 MONTGOMERY ST	VHS PARTNERS LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		4,635	0	0	230	100	-23%		Y	Y
132	1085000150	2309 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,621	0	0	170	100	-92%	Y		Y
133	1085000160	2311 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,621	0	0	190	100	-24%		Y	Y
134	1085000170	2313 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,623	0	0	170	100	-74%	Y		Y
135	1085000180	2317 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,621	0	0	190	100	-24%		Y	Y
136	1085000190	2319 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,621	0	0	190	100	-24%		Y	Y
137	1085000200	2321 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,621	0	0	190	100	-24%		Y	Y
138	1085000210	2323 MONTGOMERY ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,621	0	0	530	100	-26%		Y	Y
139	1085000220	2325 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,558	0	0	230	100	#DIV/0!			Y
140	1085000230	2329-33 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		9,620	0	0	490	100	-27%		Y	Y
141	1085000250	2337 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		4,164	0	0	210	100	-96%	Y		Y
142	1085000260	2339 MONTGOMERY ST	MAG AND GWEN LLC	736 BAYARD AVE	A	Vac 2 Fam	P	MAJOR	3,621	1903	2108	1540	100	-51%	Y		Y
143	1085000270	2343 MONTGOMERY ST	GOLDEN PHOENIX INTERNATIONAL FOOD INC	706 PARK AVE	A	Vac Indl	P	MAJOR	14,241	1892	14383	52500	200	9%			Y
144	1092000110	2201-5 MONTGOMERY ST	GRACE HILL NEIGHBORHOOD SERVICES	2600 HADLEY ST	A	Institution	F		7,221	0	0	380	100	-22%	Y		Y
145	1092000120	2207 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,604	0	0	190	100	#DIV/0!			Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14(1)	2X QTY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
146	1092000130	2209 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,611	0	0	190	100	#DIV/0!			Y
147	1092000140	2211-9 MONTGOMERY ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		14,442	0	0	740	100	#DIV/0!			Y
148	1092000171	2221 MONTGOMERY ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,925	0	0	150	100	#DIV/0!			Y
149	1092000172	2223 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,106	0	0	100	100	#DIV/0!			Y
150	1092000173	2225 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,189	0	0	110	100	#DIV/0!			Y
151	1092000190	2225 1/2 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		7,221	0	0	360	100	#DIV/0!			Y
152	1092000210	2231 MONTGOMERY ST	BROWN, WILLIAM J L	2608 N 22ND ST	A	Vac Land	P		3,619	0	0	190	100	-24%		Y	Y
153	1092000220	2235 MONTGOMERY ST	JOHNSON, WALTER A	2237 MONTGOMERY ST	A	Vac Land	P		4,328	0	0	230	100	-23%		Y	Y
154	1092000230	2237 MONTGOMERY ST	JOHNSON, WALTER A	2237 MONTGOMERY ST	A	SFR	P	MAJOR	2,887	1874	815	910	100	-44%	Y		Y
155	1092000240	2239-41 MONTGOMERY ST	GREATER BIBLE WAY COMMUNITY CHURCH	2223 ST LOUIS AV	A	Vac Land	P		4,337	0	0	230	34	#DIV/0!			Y
156	1092000250	2243 MONTGOMERY ST	GREATER BIBLE WAY COMMUNITY CHURCH	2223 ST LOUIS AV	A	Vac Land	P		3,615	0	0	190	34	#DIV/0!			Y
157	1092000260	2245 MONTGOMERY ST	GREATER BIBLE WAY COMMUNITY CHURCH	2223 ST LOUIS AV	A	Vac Land	P		3,615	0	0	170	34	#DIV/0!			Y
158	1092000270	2247 MONTGOMERY ST	GREATER BIBLE WAY COMMUNITY CHURCH	2223 ST LOUIS AV	A	Vac Land	P		3,615	0	0	150	34	#DIV/0!			Y
159	1092000280	2249 MONTGOMERY ST	GREATER BIBLE WAY COMMUNITY CHURCH	2223 ST LOUIS AV	A	Vac Land	P		3,615	0	0	170	34	#DIV/0!			Y
160	1093000010	2246 MONTGOMERY ST	DUGGER, ANNETTE R & CHARLES HOLMES	3119 DELMAR BLVD	A	SFR	F	MOD	3,450	1972	1116	2680	100	-32%		Y	Y
161	1093000015	2244 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,450	0	0	170	100	-96%	Y		Y
162	1093000020	2242 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,450	0	0	170	100	#DIV/0!			Y
163	1093000030	2240 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,603	0	0	190	100	#DIV/0!			Y
164	1093000040	2238 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,326	0	0	170	100	-87%	Y		Y
165	1093000050	2236 MONTGOMERY ST	JOHNSON, WALTER	2237 MONTGOMERY ST	A	SFR	P	MAJOR	3,465	1890	387	1250	100	-21%		Y	Y
166	1093000060	2232 MONTGOMERY ST	JOHNSON, WALTER	2237 MONTGOMERY ST	A	SFR	P	MAJOR	3,929	1924	2744	1290	100	-56%	Y		Y
167	1093000070	2228 MONTGOMERY ST	BRADLEY, CHRISTOPHER R &	2228 MONTGOMERY ST	A	2 Fam	P	MOD	2,772	1890	1426	2010	100	-51%	Y		Y
168	1093000080	2224 MONTGOMERY ST	CARLISLE, SUZETTE	P O BOX 775084	A	SFR	G	MINOR	4,160	1972	1292	7320	100	37%	Y		Y
169	1093000090	2222 MONTGOMERY ST	CALDWELL, SUZETTE CARLISLE	P O BOX 775084	A	Vac Land	G		3,465	0	0	170	100	-32%		Y	Y
170	1093000100	2220 MONTGOMERY ST	CALDWELL, SUZETTE	P O BOX 775084	A	Vac Land	G		3,465	0	0	170	100	-32%		Y	Y
171	1093000110	2218 MONTGOMERY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	F		3,469	0	0	170	100	-92%	Y		Y
172	1093000120	2216 MONTGOMERY ST	DUKES, LISA	1931 AGNES ST	A	SFR	F	MINOR	3,465	1971	1116	3230	100	-32%		Y	Y
173	1093000130	2214 MONTGOMERY ST	LCRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		4,850	0	0	250	100	#DIV/0!			Y
174	1093000150	2619 N 22ND ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		8,625	0	0	530	100	#DIV/0!			Y
175	1093000155	2617 N 22ND ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,450	0	0	210	100	#DIV/0!			Y
176	1093000160	2613-5 N 22ND ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,881	0	0	250	100	#DIV/0!			Y
177	1093000170	2611 N 22ND ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,367	0	0	190	100	#DIV/0!			Y
178	1093000180	2205 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		5,567	0	0	340	100	#DIV/0!			Y
179	1093000190	2207 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		656	0	0	170	100	#DIV/0!			Y
180	1093000200	2209 WARREN ST	FRAZIER, VERNON L & ROSIE	2209 WARREN	A	SFR	F	MAJOR	594	1972	1116	2550	100	-41%	Y		Y
181	1093000210	2211 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,475	0	0	170	100	#DIV/0!			Y
182	1093000220	2215 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,469	0	0	170	100	#DIV/0!			Y
183	1093000230	2217 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,450	0	0	170	100	#DIV/0!			Y
184	1093000240	2223 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		6,938	0	0	360	100	#DIV/0!			Y
185	1093000250	2225 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,450	0	0	170	100	#DIV/0!			Y
186	1093000260	2227 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,465	0	0	170	100	#DIV/0!			Y
187	1093000265	2229 WARREN ST	L R A	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,469	0	0	170	100	#DIV/0!			Y
188	1093000270	2231 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,592	0	0	170	100	#DIV/0!			Y
189	1093000280	2233 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,449	0	0	170	100	#DIV/0!			Y
190	1093000290	2237 WARREN ST	DAVIS, SARAH A	2246 WARREN	A	SFR	F	MOD	3,465	1972	1292	3060	100	-37%	Y		Y
191	1093000300	2239 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,465	0	0	170	100	-32%		Y	Y
192	1093000310	2241-5 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		6,929	0	0	360	100	#DIV/0!			Y
193	1093000380	2247-51 WARREN ST	JOHNSON, CHARLENE	3902 POMONA CT	A	4 Fam	P	MOD	6,929	1890	2571	2150	100	-41%	Y		Y
194	1094000010	2246 WARREN ST	DAVIS, SARAH	2246 WARREN ST	A	SFR	F	MINOR	3,330	1971	1107	2550	100	-49%	Y		Y
195	1094000015	2244 WARREN ST	DAVIS, SARAH	2246 WARREN ST	A	Vac Land	F		2,220	0	0	150	100	-21%		Y	Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14 (1)	2X QTY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
196	1094000025	2242 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		2,775	0	0	170	100	#DIV/0!			Y
197	1094000040	2240 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		2,775	0	0	170	100	#DIV/0!			Y
198	1094000050	2238 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		2,775	0	0	170	100	#DIV/0!			Y
199	1094000060	2236 WARREN ST	COOKS, SUSIE B	2236 WARREN ST	A	2 Fam	F	MINOR	3,330	1893	2286	2680	100	-38%	Y		
200	1094000065	2232-4 WARREN ST	COOKS, SUSIE B & SYLVESTER	2236 WARREN ST	A	Vac Land	F		3,330	0	0	210	100	-22%		Y	Y
201	1094000085	2224-30 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	F		7,770	0	0	490	100	-27%		Y	Y
202	1094000100	2222 WARREN ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		2,775	0	0	170	100	#DIV/0!			Y
203	1094000110	2220 WARREN ST	FAIRLEE, KIM	2220 WARREN ST	A	2 Fam	F	MINOR	2,220	1891	1532	2470	100	-20%		Y	Y
204	1094000120	2208-18 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		12,765	0	0	780	100	#DIV/0!			
205	1094000140	2204-6 WARREN ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,885	0	0	250	100	-95%	Y		Y
206	1094000150	2200-2 WARREN ST	MEYER, MARIE M	3811 SUMMERFIELD PKWY	A	Vac Land	F		5,550	0	0	340	100	-26%		Y	Y
207	1094000160	2201 BENTON ST	MEYER, MARIE M	3811 SUMMERFIELD PKWY	A	Vac Land	P		2,359	0	0	150	100	-21%		Y	Y
208	1094000170	2203 BENTON ST	MEYER, MARIE M	3811 SUMMERFIELD PKWY	A	Vac Land	F		1,711	0	0	110	100	-15%			Y
209	1094000180	2205 BENTON ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		1,794	0	0	110	100	#DIV/0!			Y
210	1094000190	2207 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		2,109	0	0	130	100	#DIV/0!			Y
211	1094000200	2209 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	4,144	1971	1235	2200	100	-58%	Y		Y
212	1094000215	2213 BENTON ST	SPENCER, DARREN F & NATTIE E	2517 BENTON ST	A	SFR	P	MAJOR	4,144	1971	1235	2930	100	-41%	Y		Y
213	1094000220	2217 BENTON ST	GARVIN, NAOMI	2217 BENTON	A	SFR	P	MAJOR	4,144	1971	1107	2240	100	-49%	Y		Y
214	1094000230	2219 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		1,776	0	0	110	100	-27%		Y	Y
215	1094000240	2221 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P		5,550	1892	1856	1710	100	-60%	Y		Y
216	1094000250	2227 BENTON ST	BENING, ARTHUR L & JACQUELINE L	11593 ALTOZANO LA	A	Vac 2 Fam	P	MAJOR	5,550	1923	1674	2850	100	-48%	Y		Y
217	1094000260	2231 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	2,775	1972	1234	3460	100	-34%	Y		Y
218	1094000270	2233 BENTON ST	BOOKER, RICHARD SR & SHIRLEY A	2233 BENTON	A	Vac SFR	P	MAJOR	4,163	1971	1235	3330	100	-37%	Y		Y
219	1094000280	2237 BENTON ST	ADAMS, CLEMENTINE & JAMES H ROSS	2237 BENTON	A	SFR	F	MOD	4,163	1971	1235	4120	100	-34%	Y		Y
220	1094000290	2241 BENTON ST	LAGRONE, MARTHA A	2241 BENTON	A	SFR	G	MINOR	2,775	1971	1107	2010	100	-50%	Y		
221	1094000300	2243 BENTON ST	BOOKER, SHIRLEY ANN	2243 BENTON ST	A	2 Fam	F	MINOR	2,312	1886	1802	2130	100	#DIV/0!			
222	1094000310	2249 BENTON ST	BOOKER, RICHARD SR & SHIRLEY ANN	2243 BENTON ST	A	Vac Land	F		6,003	0	0	380	100	-25%		Y	Y
223	1095000010	2246-50 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		5,550	0	0	360	100	#DIV/0!			Y
224	1095000020	2244 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DIV/0!			Y
225	1095000030	2240 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DIV/0!			Y
226	1095000040	2238 BENTON ST	DUGGER, CLARENCE & ANNETTE	2238 BENTON ST	A	SFR	F	MAJOR	2,766	1972	1072	2550	100	-43%	Y		Y
227	1095000050	2236 BENTON ST	HALLELUJAH MISS BAP CH	515 OLIVE ST	A	Vac Land	F		2,775	0	0	170	100	-32%		Y	Y
228	1095000060	2234 BENTON ST	DUNLAP, JOSEPH & DARLENE	1636 N 19TH ST	A	SFR	F	MINOR	2,775	1972	1072	2830	100	-26%		Y	
229	1095000070	2232 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DIV/0!			Y
230	1095000080	2230 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,815	0	0	170	100	#DIV/0!			Y
231	1095000090	2226 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DIV/0!			Y
232	1095000100	2222 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	5,550	1972	1072	1900	100	-64%	Y		Y
233	1095000110	2220 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	2,775	1973	1072	3520	100	-28%		Y	Y
234	1095000115	2218 BENTON ST	SWANIGAN, RICHARD D JR & THELMA A	2218 BENTON ST	A	SFR	F	MOD	2,775	1972	1072	2830	100	-38%	Y		Y
235	1095000117	2216 BENTON ST	NORWOOD, JESSIE L	2216 BENTON ST	A	SFR	F	MOD	2,775	1972	1072	2530	100	-43%	Y		Y
236	1095000120	2212-4 BENTON ST	HARRIS, ALTAMES	2212 BENTON ST	A	SFR	F	MINOR	2,775	1972	1072	2620	100	-43%	Y		
237	1095000130	2210 BENTON ST	SPENCER, JAMES & INA & TONY	2210 BENTON ST	A	SFR	F	MINOR	2,775	1972	1072	2570	100	-43%	Y		
238	1095000140	2208 BENTON ST	HARRIS, ARONDO	6637 BARTMER AVE	A	SFR	P	MOD	2,775	1972	1072	2830	100	-34%	Y		Y
239	1095000145	2206 BENTON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	SFR	P	MAJOR	2,775	1972	1072	1790	100	-54%	Y		Y
240	1095000155	2200-4 BENTON ST	OWEN, GARY & DEBRA J	9605 ST GIRARD LANE	A	Vac Land	P		5,550	0	0	720	100	-24%		Y	Y
241	1095000170	2411 N 22ND ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,340	0	0	110	100	#DIV/0!			Y
242	1095000180	2409 N 22ND ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,266	0	0	110	100	#DIV/0!			Y
243	1095000190	2407 N 22ND ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,283	0	0	110	100	#DIV/0!			Y
244	1095000200	2201 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,960	0	0	440	100	#DIV/0!			Y
245	1095000210	2209 NORTH MARKET ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,220	0	0	170	100	#DIV/0!			Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14(1)	2X CITY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
246	1095000220	2211 NORTH MARKET ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,388	0	0	170	100	#DI\V\O\			Y
247	1095000230	2213 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DI\V\O\			Y
248	1095000240	2217 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DI\V\O\			Y
249	1095000250	2219-23 NORTH MARKET ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		8,325	0	0	530	100	#DI\V\O\			Y
250	1095000280	2225 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DI\V\O\			Y
251	1095000290	2229 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DI\V\O\			Y
252	1095000300	2231 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DI\V\O\			Y
253	1095000310	2233-7 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,330	0	0	210	100	#DI\V\O\			Y
254	1095000320	2239 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,995	0	0	320	100	#DI\V\O\			Y
255	1095000330	2241 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,775	0	0	170	100	#DI\V\O\			Y
256	1095000340	2245 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		8,325	0	0	530	100	#DI\V\O\			Y
257	1095000360	2249 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		963	0	0	170	100	#DI\V\O\			Y
258	1095000370	2251 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,388	0	0	170	100	#DI\V\O\			Y
259	2314000113	2212-8 MULLANPHY ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AV	J	Vac Land	P		11,180	0	0	2300	19	#DI\V\O\			Y
260	2314000115	2208 MULLANPHY ST	BRADLEY, JANET M	2208 MULLANPHY ST	J	2 Fam	P	MOD	4,420	1893	3080	4500	100	-51%	Y		Y
261	2314000135	2200-2 MULLANPHY ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AVE	J	Vac Land	P		10,078	0	0	2100	19	#DI\V\O\			Y
262	2314000140	1505-7 N 22ND ST	JONES, CATHERINE	6125 BEHLE	G	Vac Com'l	P	MAJOR	2,784	1932	3526	6700	200	-16%		Y	Y
263	2314000151	2201-3 CASS AV	LAMIA, JASPER & MARY	6445 OLEATHA	G	Vac Land	P		2,784	0	0	300	100	-25%		Y	Y
264	2314000215	2205-47 CASS AV	RHEMA BAPTIST CHURCH	2233 CASS AV	G	Institution	F	MINOR	104,239	2002	25000	21300	19	#DI\V\O\			
265	2314000240	2205R CASS AV	JONES, CATHERINE	6125 BEHLE	G	Vac Land	P		1,075	0	0	300	200	0%			Y
266	2315000010	2364 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		978	0	0	110	100	#DI\V\O\			Y
267	2315000020	2358 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		1,283	0	0	150	100	#DI\V\O\			Y
268	2315000030	2354 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		1,283	0	0	150	100	#DI\V\O\			Y
269	2315000040	2350-2 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		1,307	0	0	150	100	#DI\V\O\			Y
270	2315000050	2342-8 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		4,810	0	0	270	100	#DI\V\O\			
271	2315000060	2334-6 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		4,810	0	0	270	100	#DI\V\O\			
272	2315000070	2332 MULLANPHY ST	SMITH, PENELOPE K	2332 MULLANPHY ST	J	2 Fam	F	MOD	3,250	1887	2577	4070	100	11%			
273	2315000080	2330 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DI\V\O\			Y
274	2315000090	2326 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DI\V\O\			Y
275	2315000100	2324 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DI\V\O\			Y
276	2315000110	2322 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DI\V\O\			Y
277	2315000120	2320 MULLANPHY ST	PERRY, CHARLES	P O BOX 9211	J	Vac Land	P		3,250	0	0	170	100	-32%		Y	Y
278	2315000130	2318 MULLANPHY ST	LOTTS, PAULAD	2318 MULLANPHY	J	SFR	P	MAJOR	3,250	1887	1474	1500	100	-47%	Y		Y
279	2315000140	2314 MULLANPHY ST	DUFF, SHELIA MARIE	2314 MULLANPHY	J	SFR	P	MOD	3,250	1887	1764	1650	100	-43%	Y		Y
280	2315000150	2312 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		3,250	0	0	170	100	#DI\V\O\			Y
281	2315000160	2310 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL	J	Vac Land	F		3,250	0	0	170	100	#DI\V\O\			Y
282	2315000170	2308 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		3,250	0	0	170	100	#DI\V\O\			Y
283	2315000180	2300-6 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		8,700	0	0	480	100	#DI\V\O\			
284	2315000190	2301-3 CASS AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	G	Vac Com'l	F	MAJOR	4,418	1952	2400	14300	200	-1%			Y
285	2315000200	2305-7 CASS AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	G	Vac Land	P		5,982	0	0	1400	200	0%			Y
286	2315000210	2309-13 CASS AV	MUELLER, THOMAS R TRS	3017 TRAFALGR	G	Vac Land	F		6,500	0	0	360	100	-25%		Y	Y
287	2315000220	2315 CASS AV	MUELLER, THOMAS R TRS	3017 TRAFALGAR	G	Vac Land	F		2,025	0	0	110	100	-27%		Y	Y
288	2315000230	2315 1/2 CASS AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	G	Vac Land	F		2,220	0	0	250	100	-22%		Y	Y
289	2315000240	2317 CASS AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	G	Vac Land	F		2,253	0	0	130	100	#DI\V\O\			Y
290	2315000250	2319 CASS AV	TRUE GRACE BAPTIST CHURCH INC	2323 CASS AVE	G	Institution	F	MOD	6,500	1956	3520	1300	19	#DI\V\O\			
291	2315000260	2323 CASS AV	TRUE GRACE BAPTIST CHURCH INC	2323 CASS	G	Vac Land	F		3,965	0	0	1300	19	#DI\V\O\			Y
292	2315000270	2401-3 CASS AV	TRUE GRACE BAPTIST CHURCH INC	2319 CASS AV	G	Vac Land	F		6,435	0	0	1300	19	#DI\V\O\			
293	2315000280	2405 CASS AV	TRUE GRACE BAPTIST CHURCH INC	2319 CASS AV	G	Vac Land	F		1,830	0	0	100	19	#DI\V\O\			Y
294	2315000290	2407 CASS AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	G	Vac Land	F		2,318	0	0	130	100	-24%		Y	Y
295	2315000300	2409-11 CASS AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	G	Vac Com'l	P	DILAP	4,550	1956	840	1060	100	-15%			Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BQG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14 (1)	2X CITY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
296	2315000310	2413-5 CASS AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	G	Vac Land	P		5,200	0	0	290	100	-86%	Y		Y
297	2315000320	2417 CASS AV	TRUE GRACE BAPTIST CHURCH	2319 CASS AV	G	Vac 2 Fam	P	MAJOR	3,250	1887	2664	1690	100	-44%	Y		Y
298	2315000330	2419-23 CASS AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	G	Vac Land	F		7,313	0	0	400	100	#DIV/0!			
299	2315000350	1514-6 25TH ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		2,788	0	0	250	100	#DIV/0!			Y
300	2315000360	1518-20 25TH ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	F		3,040	0	0	270	100	#DIV/0!			Y
301	2316000010	1516-30 N JEFFERSON AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Industrial	P	MOD	25,601	1900	24180	109400	200	11%			Y
302	2316000020	2500-14 MULLANPHY ST	MUELLER, THOMAS R TRS	3017 TRAFALGAR	J	Vac Land	P		20,800	0	0	5000	200	0%			Y
303	2316000030	2501 CASS AV	ROSENE, CHARLES E N	P O BOX 38162	G	Vac Land	P		9,750	0	0	2300	200	0%			Y
304	2316000040	2505 CASS AV	ROSENE, CHARLES E N	P O BOX 38162	G	Vac Land	P		3,900	0	0	900	200	0%			Y
305	2316000050	2507 CASS AV	ROSENE, CHARLES E N	P O BOX 38162	G	Vac Land	P		3,900	0	0	900	200	0%			Y
306	2316000060	2513-27 CASS AV	ROSENE, CHARLES E N	6767 N HANLEY RD	G	Vac Land	P		16,130	0	0	3900	200	0%			Y
307	2316000070	2529 CASS AV	OUTDOOR SYSTEMS INC	6767 N HANLEY RD	G	Vac Land	P		4,000	0	0	1000	200	0%	Y		Y
308	2316000080	2535 CASS AV	CITY OF ST LOUIS		G	Vac Land	P		1,940	0	0	400	4	#DIV/0!			Y
309	2317000010	2536 HOWARD ST	SEDLACK, MARY F	1620 N JEFFERSON AV	J	Industrial	F	MOD	9,458	1899	8618	15800	200	3%			
310	2317000050	2507-37 MULLANPHY ST	LCRA	1520 MARKET ST RM 2000	J	Industrial	F	MINOR	212,050	1992	90000	1023200	48	#DIV/0!			
311	2318000010	2346-8 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		4,063	0	0	230	100	-23%	Y		Y
312	2318000021	2344 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		5,287	0	0	290	100	#DIV/0!			Y
313	2318000025	2342 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		4,463	0	0	250	100	#DIV/0!			Y
314	2318000030	2336 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
315	2318000040	2334 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
316	2318000060	2326-32 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL 200	J	Vac Land	P		9,750	0	0	530	100	#DIV/0!			Y
317	2318000080	2324 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	-32%	Y		Y
318	2318000090	2322 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
319	2318000100	2320 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
320	2318000111	2318 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	-32%	Y		Y
321	2318000115	2316 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	13%			Y
322	2318000120	2314 HOWARD ST	PIE	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,227	0	0	170	100	-93%	Y		Y
323	2318000131	2312 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		2,621	0	0	130	100	-24%		Y	Y
324	2318000135	2308 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		1,820	0	0	110	100	-27%		Y	Y
325	2318000140	2306 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		2,080	0	0	110	100	-27%		Y	Y
326	2318000150	2304 HOWARD ST	LRA	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
327	2318000160	2300-2 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,619	0	0	300	100	#DIV/0!			Y
328	2318000170	1617 N 23RD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		1,831	0	0	300	100	#DIV/0!			Y
329	2318000180	2305-17 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		25,364	0	0	6600	200	225%			Y
330	2318000191	2321 MULLANPHY ST	SIMS, OTHEL L & LUCILLE D	2321 MULLANPHY	J	2 Fam	F	MOD	2,643	1887	1331	1540	100	-43%	Y		Y
331	2318000192	2323 MULLANPHY ST	BELK, KATHLEEN	2323 MULLANPHY ST	J	2 Fam	F	MOD	2,500	1887	1331	1520	100	-43%	Y		Y
332	2318000195	2325 MULLANPHY ST	MOBLEY, IDA N & JOYCE MCCALL	2325 MULLANPHY ST	J	2 Fam	F	MOD	2,499	1889	1456	1600	100	-36%	Y		Y
333	2318000197	2327 MULLANPHY ST	MOBLEY, IDA N	2327 MULLANPHY ST	J	2 Fam	F	MOD	2,098	1889	1456	1540	100	-24%		Y	Y
334	2318000200	2329-48 MULLANPHY ST	LCRA	1520 MARKET ST RM 2000	J	Industrial	F		30,371	0	0	8800	48	#DIV/0!			
335	2319000025	2242-8 HOWARD ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AV	J	Vac Land	P		8,693	0	0	610	19	#DIV/0!			Y
336	2319000040	2238-40 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,900	0	0	210	100	-28%		Y	Y
337	2319000055	2230 HOWARD ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AV	J	Vac Land	P		9,750	0	0	530	19	#DIV/0!			Y
338	2319000065	2228 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		2,438	0	0	270	100	#DIV/0!			Y
339	2319000070	2226 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	-32%		Y	Y
340	2319000080	2224 HOWARD ST	REYNOLDS, JOSEPHUS & ANIM M	2224 HOWARD ST	J	SFR	P	MAJOR	3,250	1895	1206	1670	100	-43%	Y		Y
341	2319000090	2222 HOWARD ST	REYNOLDS, JOSEPHUS & ANIM M	2224 HOWARD	J	Vac Land	P		3,250	0	0	170	100	-32%		Y	Y
342	2319000105	2214 HOWARD ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AV	J	Vac Land	P	MAJOR	9,750	0	0	1060	19	#DIV/0!			Y
343	2319000130	2212 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac SFR	P	MAJOR	3,250	1885	680	1250	100	-14%			Y
344	2319000140	2210 HOWARD ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AVE	J	Vac Land	P		2,445	0	0	130	19	#DIV/0!			Y
345	2319000151	2208 HOWARD ST	RUSSELL, FRANCIS X	5430 GRESHAM	J	Vac Land	P		2,015	0	0	110	100	-27%		Y	Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14 (1)	2X CITY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
346	2319000155	2206 HOWARD ST	RUSSELL, FRANCIS X	5430 GRESHAM	J	Vac Land	P		2,058	0	0	110	100	-27%		Y	Y
347	2319000160	2204 HOWARD ST	BELL, DERRICK & GAIL	P O BOX 78792	J	Vac Land	P		3,250	0	0	170	100	-86%	Y		Y
348	2319000170	2200-2 HOWARD ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AV	J	Vac Land	P		5,509	0	0	300	19	-100%	Y		Y
349	2319000205	2201-5 MULLANPHY ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AV	J	Vac Land	P		17,420	0	0	1920	19	#DIV/0!			Y
350	2319000230	2223 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac 2 Fam	P	MAJOR	2,469	1887	1437	1080	100	-36%	Y		Y
351	2319000235	2225 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac 4 Fam	P	MAJOR	2,470	1887	1437	1050	100	-19%		Y	Y
352	2319000240	2227-9 MULLANPHY ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AV	J	Vac Land	F		9,100	0	0	360	19	#DIV/0!			
353	2319000255	2233 MULLANPHY ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac 2 Fam	P	DILAP	2,604	1886	1650	1120	100	-35%	Y		Y
354	2319000295	2235-7 MULLANPHY ST	RHEMA BAPTIST ASSEMBLY CHURCH INC	2233 CASS AV	J	Vac Land	P		20,756	0	0	2260	19	#DIV/0!			Y
355	2319000300	1618 N 23RD ST	WILSON, HAROLD T	1539 CAPER WOOD CT	J	Vac Land	P		2,215	0	0	460	100	-27%		Y	Y
356	2324000010	2244-8 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		7,670	0	0	420	100	#DIV/0!			Y
357	2324000020	2242 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
358	2324000031	2240 MADISON ST	WOODS, MOSES JR	11153 LANSEER	J	Vac Land	P		2,513	0	0	130	100	-32%		Y	Y
359	2324000035	2236-8 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,987	0	0	230	100	#DIV/0!			Y
360	2324000040	2234 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		2,980	0	0	170	100	#DIV/0!			Y
361	2324000050	2232 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,520	0	0	190	100	#DIV/0!			Y
362	2324000060	2226-30 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		6,500	0	0	360	100	#DIV/0!			Y
363	2324000070	2222-4 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		5,850	0	0	320	100	#DIV/0!			Y
364	2324000080	2220 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
365	2324000090	2218 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,900	0	0	210	100	#DIV/0!			Y
366	2324000100	2214 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
367	2324000110	2210 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		4,875	0	0	270	100	#DIV/0!			Y
368	2324000120	2208 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		2,438	0	0	130	100	#DIV/0!			Y
369	2324000130	2206 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		5,688	0	0	300	100	#DIV/0!			Y
370	2324000140	2200-2 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		5,488	0	0	300	100	#DIV/0!			Y
371	2324000150	2201-5 HOWARD ST	PIE	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		8,730	0	0	480	100	#DIV/0!			Y
372	2324000180	2207 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,900	0	0	210	100	#DIV/0!			Y
373	2324000190	2209 HOWARD ST	SPENCER, JAMES T & INA M	2517 BENTON ST	J	2 Fam	P	MAJOR	2,600	1888	1472	1520	100	-38%	Y		Y
374	2324000200	2211 HOWARD ST	LITTLE, O T JR	1719 ELLIOTT	J	Vac 2 Fam	P	MAJOR	3,250	1888	1968	1820	100	-52%	Y		Y
375	2324000210	2215 HOWARD ST	SHAEFFER-SPENCER, DONNA WAYNETTE TRS	1943 GATEMONT DR	J	Vac 2 Fam	P	MAJOR	3,250	1887	2064	1540	100	-60%	Y		Y
376	2324000220	2217 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
377	2324000230	2219 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
378	2324000240	2221-9 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		9,750	0	0	530	100	#DIV/0!			Y
379	2324000250	2231-3 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		11,180	0	0	610	100	#DIV/0!			Y
380	2324000270	2235-7 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		2,925	0	0	150	100	#DIV/0!			Y
381	2324000280	2239 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		2,145	0	0	110	100	#DIV/0!			Y
382	2324000290	2243 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
383	2324000300	2245-9 HOWARD ST	PIE	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		7,680	0	0	420	100	#DIV/0!			Y
384	2325000010	2348 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		4,069	0	0	230	100	#DIV/0!			Y
385	2325000020	2342-6 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		6,500	0	0	360	100	#DIV/0!			Y
386	2325000030	2334-40 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		9,750	0	0	530	100	#DIV/0!			Y
387	2325000050	2330-2 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		5,070	0	0	290	100	#DIV/0!			Y
388	2325000060	2326 MADISON ST	PIE	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,081	0	0	290	100	#DIV/0!			Y
389	2325000080	2324 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
390	2325000090	2322 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		2,080	0	0	110	100	#DIV/0!			Y
391	2325000100	2320 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		2,795	0	0	150	100	#DIV/0!			Y
392	2325000110	2318 MADISON ST	HANCOCK, KAREN L	2318 MADISON	J	SFR	P	MOD	4,875	1892	812	1560	100	26%			Y
393	2325000120	2314 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		6,500	0	0	360	100	-25%		Y	Y
394	2325000130	2310 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		4,875	0	0	270	100	#DIV/0!			Y
395	2325000140	2304 MADISON ST	PIE	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		4,875	0	0	270	100	#DIV/0!			Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14(1)	2X QTY ASSES AVG	OVER CITY ASSESS AVG	BLIGHT (2)
396	2325000150	2300-2 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		5,060	0	0	290	100	#DIV/0!			Y
397	2325000160	2301-3 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		4,290	0	0	230	100	-28%		Y	Y
398	2325000170	2305 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		4,410	0	0	250	100	-22%		Y	Y
399	2325000180	2307-9 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
400	2325000190	2313 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		4,924	0	0	320	100	-27%		Y	Y
401	2325000200	2315 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		1,819	0	0	110	100	-27%		Y	Y
402	2325000210	2317 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS STE 200	J	Vac Land	P		2,188	0	0	110	100	-27%		Y	Y
403	2325000220	2319 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
404	2325000230	2321-3 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		6,500	0	0	360	100	#DIV/0!			Y
405	2325000240	2325 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	J	Vac SFR	P	DILAP	3,250	1892	1620	1220	100	#DIV/0!			Y
406	2325000250	2329 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
407	2325000260	2331 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
408	2325000270	2333 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	800	200	0%			Y
409	2325000280	2335 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		3,250	0	0	170	100	#DIV/0!			Y
410	2325000285	2337 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		2,015	0	0	110	100	#DIV/0!			Y
411	2325000290	2339 HOWARD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		4,485	0	0	250	100	#DIV/0!			Y
412	2325000300	1700 25TH ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Com'l	P	MAJOR	10,563	1920	3022	2680	100	-64%			Y
413	2325000310	1702 25TH ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	J	Vac Land	P		1,989	0	0	290	100	#DIV/0!			Y
414	2326000010	2530 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 10/200	D	Vac Land	P		28,543	0	0	2430	100	9%			Y
415	2326000020	2500-24 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 10/200	J	Vac Land	P		40,300	0	0	9700	200	0%			Y
416	2326000100	2521 HOWARD ST	MOORE, ARNICE	2521 HOWARD ST	J	2 Fam	P	MAJOR	3,250	1897	2196	1650	100	-54%	Y		Y
417	2326000110	2525 HOWARD ST	MCDANIEL, WALTER & JOYCE G	384 S TAYLOR AV	J	Industrial	P	MAJOR	13,000	1956	1825	6000	200	-8%			Y
418	2326000120	2533-5 HOWARD ST	MCDANIEL, WALTER & JOYCE G	384 S TAYLOR AV	J	Vac Land	P		5,200	0	0	700	200	84%			Y
419	2326000130	2537 HOWARD ST	MCDANIEL, WALTER & JOYCE G	384 S TAYLOR AV	J	Vac Land	P		15,200	0	0	3600	200	0%			Y
420	2327000010	2547-9 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	P		5,606	0	0	340	100	#DIV/0!			Y
421	2327000020	2530 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	P		313	0	0	170	100	#DIV/0!			Y
422	2327000040	2526 MAIDEN LA	CITY OF ST LOUIS		C	Vac Land	P		375	0	0	100	4	#DIV/0!			Y
423	2327000050	2512 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	P		313	0	0	170	100	#DIV/0!			Y
424	2327000070	2500 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	F		920	0	0	130	100	#DIV/0!			Y
425	2327000080	2501 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	F		1,380	0	0	130	100	#DIV/0!			Y
426	2327000090	2503 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	F		2,880	0	0	170	100	-26%		Y	Y
427	2327000100	2505 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	F		3,000	0	0	170	100	#DIV/0!			Y
428	2327000101	2509 MADISON ST	MIXON, WILLIAM & LEPORTER A	2511 MADISON ST	C	Vac Land	F		3,000	0	0	170	100	-32%		Y	Y
429	2327000105	2511 MADISON ST	MIXON, WILLIAM & LEPORTER A	2511 MADISON ST	C	SFR	F	MINOR	2,688	1892	607	1010	100	-22%		Y	Y
430	2327000110	2513 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac SFR	P	MAJOR	4,000	1965	608	1710	100	-47%	Y		Y
431	2327000115	2517 MADISON ST	WILLIAMS, MAE M	2517 MADISON ST	C	SFR	F	MOD	4,000	1965	608	1960	100	-40%	Y		Y
432	2327000118	2521 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac SFR	P	MAJOR	4,000	1965	608	1310	100	-54%	Y		Y
433	2327000120	2525 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	P		5,329	0	0	360	100	#DIV/0!			Y
434	2327000130	2527 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	F		3,397	0	0	170	100	#DIV/0!			Y
435	2327000140	2529 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	F		3,000	0	0	170	100	#DIV/0!			Y
436	2327000150	2531 MADISON ST	LRA	1520 MARKET ST STE 2000	C	Vac SFR	P	DILAP	3,560	1892	653	490	49	-100%	Y		Y
437	2327000160	2533 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		3,000	0	0	190	100	-91%	Y		Y
438	2327000170	2535 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	P		3,273	0	0	190	100	#DIV/0!			Y
439	2327000181	2543 MADISON ST	YOUNG, LAWRENCE & ADAM	2543 MADISON	C	Vac Land	P		3,665	0	0	190	100	-92%	Y		Y
440	2327000200	1800 N JEFFERSON AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	G	Vac Land	F		1,880	0	0	130	100	-94%	Y		Y
441	2327000210	1802 N JEFFERSON AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	G	Vac Land	F		1,591	0	0	950	100	-51%	Y		Y
442	2327000220	1804-6 N JEFFERSON AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	G	Vac Land	F		3,083	0	0	210	100	#DIV/0!			Y
443	2327000230	1810-2 N JEFFERSON AV	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	G	Vac Land	F		5,414	0	0	340	100	#DIV/0!			Y
444	2328000005	2351 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		2,165	0	0	150	100	-29%		Y	Y
445	2328000010	2347-9 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		3,600	0	0	440	100	-23%		Y	Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PACEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14(1)	2X CITY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
446	2328000020	2339-45 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		9,000	0	0	530	100	#DIV/0!			Y
447	2328000050	2337 MADISON ST	CITY OF ST LOUIS		C	Vac Land	P		3,000	0	0	170	45	#DIV/0!			Y
448	2328000060	2335 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac SFR	P	MAJOR	3,000	1972	1072	1670	100	-85%	Y		Y
449	2328000070	2331 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac SFR	P	MAJOR	3,000	1972	1072	1790	100	-76%	Y		Y
450	2328000080	2329 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		6,000	0	0	360	100	-25%		Y	Y
451	2328000090	2301-23 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		29,640	0	0	1770	100	#DIV/0!			Y
452	2329000010	2289-41 MADISON ST	PIE	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		5,400	0	0	320	100	#DIV/0!			Y
453	2329000030	2297 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		3,000	0	0	170	100	#DIV/0!			Y
454	2329000040	2293 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		3,000	0	0	170	100	#DIV/0!			Y
455	2329000050	2291 MADISON ST	RICE, REGINALD SR & DAY'AH SHA'RAH-	2231 MADISON ST	C	SFR	P	MINOR	3,004	1972	1226	3740	100	-42%	Y		
456	2329000060	2227 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		5,400	0	0	320	100	#DIV/0!			Y
457	2329000070	2225 MADISON ST	PIE	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		3,000	0	0	170	100	#DIV/0!			Y
458	2329000080	2221-3 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac SFR	P	MAJOR	4,800	1972	1216	2320	100	-54%	Y		Y
459	2329000090	2215-9 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	C	Vac Land	P		6,000	0	0	360	100	#DIV/0!			Y
460	2329000100	2213 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	P		3,013	0	0	170	100	#DIV/0!			Y
461	2329000110	2211 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	P		3,000	0	0	170	100	#DIV/0!			Y
462	2329000120	2209 MADISON ST	HAMILTON, SHIRLEY A	2209 MADISON ST	C	SFR	F	MINOR	3,000	1972	1072	3480	100	-18%		Y	
463	2329000135	2205-7 MADISON ST	HAMILTON, SHIRLEY A	2209 MADISON ST	C	Vac Land	F		2,460	0	0	150	100	-21%		Y	Y
464	2329000136	2201-3 MADISON ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	C	Vac Land	F		6,700	0	0	400	100	#DIV/0!			
465	2329000190	1804-12 N 23RD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	F	Vac Land	P		9,550	0	0	700	100	#DIV/0!			Y
466	2345000010	2248 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL	A	Vac Land	P		8,056	0	0	1080	100	#DIV/0!			Y
467	2345000020	2240-4 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		7,600	0	0	360	100	#DIV/0!			Y
468	2345000040	2238 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,775	0	0	170	100	#DIV/0!			Y
469	2345000050	2234-6 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		5,436	0	0	270	100	#DIV/0!			Y
470	2345000055	2232 NORTH MARKET ST	HARRIS, DOROTHY L & SAMUEL E	584 BUCKNER RD	A	Vac Land	P		2,718	0	0	130	100	-24%		Y	Y
471	2345000060	2230 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,718	0	0	130	100	#DIV/0!			Y
472	2345000070	2224-8 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		7,550	0	0	360	100	#DIV/0!			Y
473	2345000080	2222 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,813	0	0	190	100	#DIV/0!			Y
474	2345000090	2220 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,420	0	0	110	100	#DIV/0!			Y
475	2345000100	2218 1/2 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,315	0	0	110	100	#DIV/0!			Y
476	2345000110	2218 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,850	0	0	130	100	#DIV/0!			Y
477	2345000120	2216 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,813	0	0	170	100	#DIV/0!			Y
478	2345000130	2210-4 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		11,438	0	0	530	100	#DIV/0!			Y
479	2345000140	2208 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,485	0	0	110	100	#DIV/0!			Y
480	2345000150	2204-6 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,523	0	0	110	100	#DIV/0!			Y
481	2345000160	2202 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,755	0	0	150	100	#DIV/0!			Y
482	2345000170	2200 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,622	0	0	150	100	#DIV/0!			Y
483	2345000180	1831 N 22ND ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,112	0	0	130	100	#DIV/0!			Y
484	2345000190	1829 N 22ND ST	LRA	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,250	0	0	110	100	#DIV/0!			Y
485	2345000200	1827 N 22ND ST	FARR-EL, MICHAEL & JERRY FARR-EL	2237 ST LOUIS AV	A	Vac 2 Fam	P	MAJOR	1,812	1895	2376	1480	100	-38%	Y		Y
486	2345000210	2201-19 MAIDEN LA	GRACE HILL SETTLEMENT HOUSE	2600 HADLEY	A	Institution	F	MOD	32,535	1957	12000	80200	35	#DIV/0!			
487	2345000250	2231-3 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		19,942	0	0	1060	100	#DIV/0!			Y
488	2345000290	1814-6 N 23RD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,450	0	0	320	100	#DIV/0!			Y
489	2345000310	1818 N 23RD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,225	0	0	150	100	#DIV/0!			Y
490	2345000320	1820 N 23RD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,242	0	0	150	100	#DIV/0!			Y
491	2345000330	1822 N 23RD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,229	0	0	150	100	#DIV/0!			Y
492	2345000340	1824 N 23RD ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,229	0	0	150	100	#DIV/0!			Y
493	2346000010	2344-8 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		13,969	0	0	680	100	#DIV/0!			Y
494	2346000030	2338 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,224	0	0	150	100	#DIV/0!			Y
495	2346000040	2336 1/2 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPGS PL STE 200	A	Vac 2 Fam	P	MAJOR	2,137	1906	1305	950	100	-48%	Y		Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PARCEL AREA	BUILT	BDG AREA	2014 ASSES	ASSES CLASS	% CHANGE 2008 - 14(1)	2X CITY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
496	2346000050	2336 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPGS STE 200	A	Vac 2 Fam	P	MAJOR	2,315	1906	1305	950	100	2%			Y
497	2346000060	2332-4 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		5,100	0	0	270	100	#DIV/0!			Y
498	2346000070	2330 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL	A	Vac Land	P		3,748	0	0	320	100	#DIV/0!			Y
499	2346000080	2328 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1015 BOARDWALK SPRINGS PL #200	A	Vac Land	P		2,598	0	0	130	100	#DIV/0!			Y
500	2346000090	2326 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,531	0	0	170	100	#DIV/0!			Y
501	2346000100	2324 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1015 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,838	0	0	170	100	#DIV/0!			Y
502	2346000110	2320-2 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,912	0	0	230	100	#DIV/0!			Y
503	2346000120	2318 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		10,438	0	0	510	100	#DIV/0!			Y
504	2346000140	2310-2 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		8,109	0	0	380	100	#DIV/0!			Y
505	2346000150	2306-8 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1015 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,912	0	0	230	100	#DIV/0!			Y
506	2346000160	2300-4 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		7,675	0	0	360	100	44%			Y
507	2346000170	2301 MAIDEN LA	LRA	1001 BOARDWALK SPRINGS PL	A	Vac Land	P		16,395	0	0	890	100	#DIV/0!			Y
508	2346000180	2313 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,290	0	0	170	100	-32%		Y	Y
509	2346000190	2315-9 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		6,717	0	0	360	100	#DIV/0!			Y
510	2346000200	2321-7 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		9,857	0	0	530	100	#DIV/0!			Y
511	2346000230	2329 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPGS PL STE 200	A	Vac Land	P		3,358	0	0	170	100	-32%		Y	Y
512	2346000240	2331 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,358	0	0	340	100	-76%	Y		Y
513	2346000250	2333 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,358	0	0	170	100	#DIV/0!			Y
514	2346000260	2337 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,358	0	0	170	100	#DIV/0!			Y
515	2346000270	2339 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL	A	Vac Land	F		16,792	0	0	890	100	#DIV/0!			Y
516	2347000010	2552 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPGS PL STE 200	A	Vac SFR	P	DILAP	3,788	1894	1088	990	100	-38%	Y		Y
517	2347000020	2548 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPGS PL STE 200	A	Vac 2 Fam	P	DILAP	3,750	1894	2336	1770	100	-39%	Y		Y
518	2347000025	2544-6 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPGS STE 200	A	Vac Land	P		7,588	0	0	360	100	-25%		Y	Y
519	2347000035	2538-40 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		7,577	0	0	360	100	#DIV/0!			Y
520	2347000045	2534-6 NORTH MARKET ST	BROWNEY'S NINE HOLDING CO NO ONE	2530 N MARKET ST	A	Vac Land	F		7,729	0	0	360	100	-27%		Y	Y
521	2347000080	2530 NORTH MARKET ST	BROWNEY'S NINE HOLDING CO NO ONE	2530 N MARKET ST	A	SFR	P	MOD	7,427	1894	2680	3630	100	-30%		Y	Y
522	2347000091	2526 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	F		3,796	0	0	170	100	#DIV/0!			Y
523	2347000095	2524 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		4,934	0	0	230	100	#DIV/0!			Y
524	2347000100	2518-20 NORTH MARKET ST	DONALD WRIGHT	2518A NORTH MARKET	A	4 Fam	P	MAJOR	6,061	1889	2380	1860	100	-42%	Y		Y
525	2347000110	2516 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		5,078	0	0	250	100	-22%		Y	Y
526	2347000113	2512 NORTH MARKET ST	BELL, CHARLENE	2512 N MARKET	A	SFR	G	MINOR	4,426	1972	1224	3100	100	-37%	Y		Y
527	2347000116	2510 NORTH MARKET ST	JONES, PHYLLIS A	2510 N MARKET	A	SFR	F	MOD	4,425	1972	1224	3080	100	-41%	Y		Y
528	2347000118	2508 NORTH MARKET ST	GREENE, ROSETTA J	2508 N MARKET	A	SFR	G	MOD	4,557	1972	1224	3630	100	-38%	Y		Y
529	2347000120	2504 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac SFR	P	MAJOR	4,557	1972	1224	2130	100	-65%	Y		Y
530	2347000125	2500 NORTH MARKET ST	ALLEN, KARLA RENA	10990 NEW HALLS FERRY RD	A	SFR	F	MAJOR	4,557	1972	1224	3630	100	-74%	Y		Y
531	2347000131	2501 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y
532	2347000135	2503 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y
533	2347000140	2505-9 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE200	A	Vac Land	P		6,600	0	0	360	100	-25%		Y	Y
534	2347000150	2511 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y
535	2347000160	2513 MAIDEN LA	RUFFIN, EUGENE & THELMA	5974A ROMAINE	A	Vac Land	P		3,300	0	0	170	100	-32%		Y	Y
536	2347000170	2517-9 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		6,600	0	0	360	100	#DIV/0!			Y
537	2347000190	2525 MAIDEN LA	CITY OF ST LOUIS		A	Vac Land	P		6,600	0	0	360	45	#DIV/0!			Y
538	2347000200	2527 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y
539	2347000210	2529 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y
540	2347000220	2533 MAIDEN LA	CITY OF ST LOUIS		A	Vac Land	P		6,600	0	0	360	45	#DIV/0!			Y
541	2347000231	2537 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y
542	2347000235	2539 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y
543	2347000240	2541 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y
544	2347000250	2543 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL STE 200	A	Vac Land	P		3,300	0	0	170	100	-88%	Y		Y
545	2347000260	2547 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100	#DIV/0!			Y

FID	PARCEL10	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	ZONING	DS LAND USE	PARCEL COND	BLDG COND	PARCEL AREA	YEAR BUILT	BLDG AREA	2014 ASSESSMENT	ASSES CLASS	% CHANGE 2008 - 14 (1)	2X CITY ASSES AVG	OVER CITY ASSES AVG	BLIGHT (2)
546	2347000260	2547 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100				Y
547	2347000270	2549 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		3,300	0	0	170	100				Y
548	2347000280	2551 MAIDEN LA	FLOOD, DEBBIE	2607 1/2 MORNINGSIDE ST	A	Vac Land	P		3,300	0	0	170	100	-32%		Y	Y
549	2347000290	2553 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,150	0	0	170	100				Y
550	2347000300	2555 MAIDEN LA	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,509	0	0	250	100				Y
551	2347000310	2554 NORTH MARKET ST	NORTHSIDE REGENERATION LLC	1001 BOARDWALK SPRINGS PL #200	A	Vac Land	P		1,491	0	0	150	100				Y
552	6484000100	2311 CARR ST	LCRA	1520 MARKET ST STE 2000	DG	Vac Land	P		410,818	0	0	97200	48	-64%	Y		Y
553	6485000010	2300 CASS AVE	LCRA	1520 MARKET ST STE 2000	DG	Vac Land	P		1,065,009	0	0	232200	48	-63%	Y		Y
554	6485000020	1420 14TH ST	UNION ELECTRIC CO OF MISSOURI	315 N 12TH ST	D	Utility	F	MINOR	20,371	1949	700	5400	81	-64%	Y		
												2219160					

(1) Average citywide decline for residentially assessed property (-17%) and commercially assessed property (-1%) between 2008 and 2014.

(2) A parcel was considered blighted if it:

- Contains a dilapidated structure
- Contains a vacant structure constructed more than 35 years ago
- Contains a structure requiring major repair built more than 50 years ago
- Contains a structure requiring moderate repair that was constructed more than 100 years ago
- Contains a structure requiring major repair built more than 35 years ago and declining more than the citywide decline in assessed value from 2008 to 2014
- Contains a structure requiring moderate repair built more than 35 years ago and declining more than double the citywide decline in assessed value from 2008 to 2014
- Contains vacant land which has poor site conditions
- Contains vacant land which has fair site conditions but whose assessed value declined more than the citywide average between 2008 and 2014
- Contains vacant land with obsolete zoning (< 4,000 SF)

APPENDIX C

Photographs of Blighted Conditions



Deteriorated street surface and lack of public sidewalks at 2331 Maiden Lane



Dumping of tires and debris at the rear of 2331 Madison Street



Deteriorated conditions and overgrown right-of-way in the 2200 block of Maiden Lane



Overgrown, vacant lot (potentially harboring vermin) at 2206 Madison Street



Typical vacant lot at 2201 Madison Street



Deteriorated sidewalk conditions at the corner of North Market and North 25th Streets



Vacant, dilapidated structure at 2325 Howard Street



Missing and broken windows in vacant commercial structure at 1700 North 25th Street



Out of service hydrant and deteriorated light pole at 1700 North 25th



Deteriorated street and parcel conditions at 2351 Madison Street



Typical representation of the dumping of brush throughout the Area



Deteriorated back porch of vacant home at 2336 North Market



Vacant industrial plant in poor condition at 2343 Montgomery Street



Vacant and open industrial building at 2701 Montgomery Street



Deteriorated windows, walls, and guttering at 2701 Montgomery Street



Deteriorated and unsightly wall on south side of property at 2701 Montgomery Street



Deteriorated industrial building at 2701 Montgomery Street



Deteriorated sidewalk conditions and open manhole at North 25th and Montgomery



Deteriorated exterior walls and windows of industrial building at 2500 Warren Street



Poor condition of fencing and public sidewalk at 2326 Warren Street



Vacant, dilapidated, and unsecured two family building at 2308 Warren Street



Poor site and building conditions of commercial building at 2525 North 23rd Street



Dumping in evidence at rear of 2525 North 23rd Street



Deteriorated sidewalk conditions and missing manhole cover at North 23rd and Warren



Deteriorated and fire damaged building on the north side of 2231 Benton Street



Deteriorated fencing and outdoor storage on property at 2231 Montgomery Street



Collapsed fence, refuse dumping, and overgrowth at the Pruitt-Igoe site



Deteriorated interior access road exhibiting improper drainage, as well as rubble piles and overgrowth characteristic of the Pruitt-Igoe site

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

**CASS AVE., JEFFERSON AVE./PARNELL ST., MONTGOMERY
ST., NORTH 22ND ST. REDEVELOPMENT AREA**

PROJECT# 1945

January 13, 2015

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR

FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
CASS AVE., JEFFERSON AVE./PARNELL ST., MONTGOMERY ST.,
NORTH 22ND ST. REDEVELOPMENT AREA**

	<u>PAGE</u>	
A. EXISTING CONDITIONS AND FINDING OF BLIGHT.....	1	
1. DELINEATION OF BOUNDARIES.....	1	
2. GENERAL CONDITION OF THE AREA.....	1	
3. PRESENT LAND USE OF THE AREA.....	1	
4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES.....	2	
5. CURRENT ZONING.....	2	
6. FINDING OF BLIGHT.....	2	
B. PROPOSED DEVELOPMENT AND REGULATIONS.....	2	
1. DEVELOPMENT OBJECTIVES.....	2	
2. PROPOSED LAND USE OF THE AREA.....	2	
3. PROPOSED ZONING.....	3	
4. RELATIONSHIP TO LOCAL OBJECTIVES.....	3	3
5. PROPOSED EMPLOYMENT FOR THIS AREA.....	3	
6. CIRCULATION.....	3	
7. BUILDING AND SITE REGULATIONS.....	4	4
8. URBAN DESIGN.....	4	
9. PARKING REGULATIONS.....	4	4
10. SIGN REGULATIONS.....	4	
11. BUILDING, CONDITIONAL USE AND SIGN PERMITS....	4	
12. PUBLIC IMPROVEMENTS.....	4	4
C. PROPOSED SCHEDULE OF DEVELOPMENT.....	5	
D. EXECUTION OF PROJECT.....	5	
1. ADMINISTRATION AND FINANCING.....	5	
2. PROPERTY ACQUISITION.....	5	5
3. PROPERTY DISPOSITION.....	5	5
4. RELOCATION ASSISTANCE.....	6	
E. COOPERATION OF THE CITY.....	6	
F. TAX ABATEMENT.....	6	
G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS.....	6	
1. LAND USE.....	6	6
2. CONSTRUCTION AND OPERATIONS.....	6	
3. LAWS AND REGULATIONS.....	6	
4. ENFORCEMENT.....	7	
H. MODIFICATIONS OF THIS PLAN.....	7	
I. DURATION OF REGULATION AND CONTROLS.....	7	7
J. EXHIBITS.....	7	
K. SEVERABILITY.....	7	

EXHIBITS

"A"	LEGAL DESCRIPTION
"B"	PROJECT AREA PLAN - EXISTING USES AND CONDITIONS
"C"	PROJECT AREA PLAN - PROPOSED LAND USES
"D"	PROJECT AREA PLAN - ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"F"	BLIGHTING REPORT
"G"	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

140

St. Louis
between

The CASS AVE., JEFFERSON AVE./PARNELL ST., MONTGOMERY ST., NORTH 22ND ST. Redevelopment Area ("Area") encompasses approximately acres in the Carr Square and St. Louis Place neighborhoods of the City of ("City") and is located south of the alley north of Montgomery St.

Jefferson Ave./Parnell St. on the west North 22nd St. on the east and extends south of Cass Ave. to include a portion of the site formerly occupied by Pruitt-Igoe.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibits "B", "C" and "D" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises all or portions of City Blocks 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1092, 1093, 1094, 1095, 2314, 2315, 2316, 2317, 2318, 2319, 2324, 2325, 2326, 2327, 2328, 2329, 2345, 2346, 2347, 6484 and 6485. The Area is in poor condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" Data and Analysis of Conditions Representing a "Blighted Area" dated January 8, 2015 prepared by Development Strategies ("Blighting Report.")

The Area is in the Market Type-I Category of the January 2014 St. Louis Market Value Analysis (MVA). This Category has the lowest home sale prices, lower than average levels of owner occupancy and the highest levels of subsidized rental housing.

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 7.4% unemployment rate for the City for the month of November, 2014. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently a number of industrial and institutional uses operating in the Area resulting in some 200 jobs.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include residential, industrial, institutional and commercial uses.

The land uses within the Area, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are used primarily for industrial, residential and commercial purposes.

Residential density for the surrounding neighborhoods is approximately 6.64 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "A" Single-Family Residential District, "C" Multiple-Family Residential District, "D" Multiple-Family Residential District, "F" Neighborhood Commercial District, "G" Local Commercial and Office District, and "J" Industrial District and pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Redevelopment Plan ("Plan") by reference.

6. FINDING OF BLIGHT

The property within the Area is partially occupied and the Area is in the conditions described in Exhibit "F". The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300-99.715 et seq. RSMo, as amended (the "Land Clearance for Redevelopment Authority Law") as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive institutional, commercial and/or residential uses.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. This Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (Exhibit G).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are institutional, commercial and/or residential uses permitted in zones designated "H" Area Commercial District by

the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for the above proposed uses after demolition of some or all of the existing improvements.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2014) designates it as an Opportunity Area (OA), Neighborhood Development Area (NDA), Institutional Preservation and Development Area (IPDA), Neighborhood Preservation Area (NPA) and a Recreational/Open Space Preservation and Development Area (ROSPDA). It is anticipated that the Strategic Land Use Plan will be amended February 4, 2015.

3. PROPOSED ZONING

The proposed zoning for the Area is "H" Area Commercial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as may be amended 2015). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are at least 3,000 jobs expected to be created in this Area because of the proposed redevelopment.

6. CIRCULATION

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way surrounding the Area may remain unchanged, but it is anticipated that some or all of the rights of way internal to the Area may be vacated.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by City ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) which are not to be demolished in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting.

8. URBAN DESIGN

The property in the Area shall be redeveloped such that it is an attractive institutional, commercial and/or residential asset to the surrounding neighborhood.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by LCRA and/or the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the

objectives of this Plan.

Depending on the selected redevelopment, some or all rights of way in the Area may require vacation.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in multiple phases initiated within approximately two (2) years of approval of this Plan by City ordinance and completed within approximately five (5) years of approval of this Plan by City ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area will be borne by LCRA and/or the Redeveloper(s).

Implementation of this Plan which may cost up to \$1.6 billion may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

It is anticipated that acquisition of the property in the Area will cost at least several million dollars. The Project Area Plan-Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property north of Cass Ave. in the Area by the exercise of eminent domain or otherwise.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with

this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

Property within the Area is currently partially occupied. All eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges the cooperation of the City to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper may not seek real estate tax abatement.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale, rental or occupancy of any property, or any improvements erected or to be erected in the Area, or any part thereof.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper (s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper (s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and

affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. **ENFORCEMENT**

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper (s), which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper (s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five (25) years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

**CASS AVE., JEFFERSON AVE./PARNELL ST., MONTGOMERY ST., NORTH 22ND ST.
REDEVELOPMENT AREA LEGAL DESCRIPTION**

A TRACT OF LAND BEING ALL OF OR PART OF THE FOLLOWING: CITY BLOCK 1078, CITY BLOCK 1079, CITY BLOCK 1080, CITY BLOCK 1081, CITY BLOCK 1082, CITY BLOCK 1083, CITY BLOCK 1084, CITY BLOCK 1085, CITY BLOCK 1092, CITY BLOCK 1093, CITY BLOCK 1094, CITY BLOCK 1095, CITY BLOCK 2314, CITY BLOCK 2315, CITY BLOCK 2316, CITY BLOCK 2317, CITY BLOCK 2318, CITY BLOCK 2319, CITY BLOCK 2324, CITY BLOCK 2325, CITY BLOCK 2326, CITY BLOCK 2327, CITY BLOCK 2328, CITY BLOCK 2329, CITY BLOCK 2345, CITY BLOCK 2346, CITY BLOCK 2347, CITY BLOCK 6484, AND CITY BLOCK 6485 OF THE CITY OF ST. LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CASS AVENUE AND NORTH JEFFERSON AVENUE

THENCE NORTH ALONG SAID CENTERLINE OF NORTH JEFFERSON AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF PARNELL STREET

THENCE NORTHEAST ALONG SAID CENTERLINE OF PARNELL STREET TO ITS INTERSECTION WITH THE WESTERN EXTENSION OF THE CENTERLINE OF THE EAST-WEST ALLEY BETWEEN MONTGOMERY STREET AND ST. LOUIS AVENUE

THENCE EAST ALONG THE CENTERLINE OF SAID EAST-WEST ALLEY BETWEEN MONTGOMERY STREET AND ST. LOUIS AVENUE AND ITS EASTERN EXTENSION TO ITS INTERSECTION WITH THE CENTERLINE OF NORTH 22ND STREET

THENCE SOUTHWEST ALONG SAID CENTERLINE OF NORTH 22ND STREET ACROSS MONTGOMERY STREET, ACROSS WARREN STREET, ACROSS BENTON STREET, ACROSS NORTH MARKET STREET, ACROSS MAIDEN LANE, ACROSS MADISON STREET, ACROSS HOWARD STREET, ACROSS MULLANPHY STREET TO ITS INTERSECTION WITH THE CENTERLINE OF CASS AVENUE

THENCE SOUTHEAST ALONG SAID CENTERLINE OF CASS AVENUE TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERN LOT LINE OF A PARCEL OF LAND OWNED BY THE CHURCH OF THE LIVING GOD PILLAR AND GROUND OF THE TRUTH, SAID PARCEL BEING COMMONLY KNOWN AS 2000-2008 CASS AVENUE

THENCE SOUTHWEST ALONG SAID WESTERN LOT LINE, AND CONTINUING SOUTHWEST ALONG THE REAR LOT LINE OF A PARCEL OF LAND OWNED BY ST. STANISLAUS POLISH CATHOLIC CHURCH AND SCHOOL, SAID PARCEL BEING COMMONLY KNOWN AS 1407 NORTH 20TH STREET, TO THE INTERSECTION OF SAID REAR LOT LINE WITH THE SOUTHERN LOT LINE OF A PARCEL OF LAND OWNED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS, SAID PARCEL BEING COMMONLY KNOWN AS 2311-2431 CARR STREET

THENCE NORTHWEST ALONG SAID SOUTHERN LOT LINE AND ITS WESTERN EXTENSION TO ITS INTERSECTION WITH THE CENTERLINE OF NORTH JEFFERSON AVENUE





THENCE NORTH ALONG SAID CENTERLINE OF NORTH JEFFERSON AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF CASS AVENUE, THE POINT OF BEGINNING.

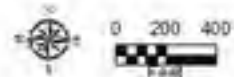


Exhibit B Project Area Plan

Cass Ave., Jefferson Ave/Parnell St., Montgomery St., North 22nd St. Redevelopment Area

Existing Uses and Conditions

-  Multiple Uses/ Poor Conditions
-  Project Area Boundary
-  Buildings
-  City Block Number



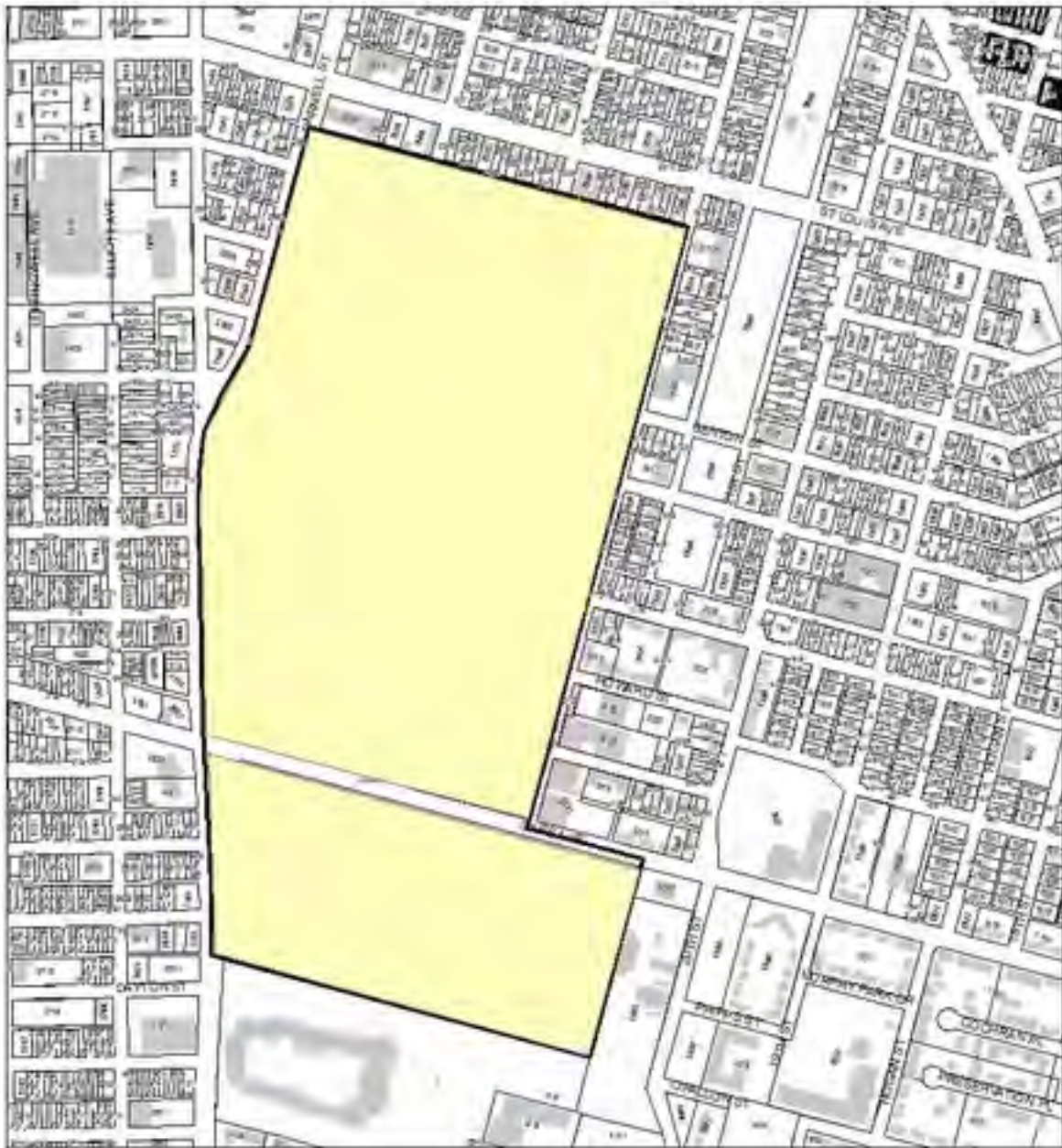






Exhibit C Project Area Plan

Cass Ave., Jefferson Ave/Parnell St., Montgomery St., North 22nd St. Redevelopment Area
Proposed Land Uses

-  Institutional, Commercial and/or Residential Use
-  Project Area Boundary
-  Buildings
-  City Block Number

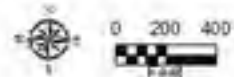
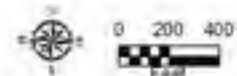




Exhibit D Project Area Plan

Cass Ave., Jefferson Ave/Parnell St., Montgomery St., North 22nd St. Redevelopment Area
Project Acquisition Map

- 1 Parcel Number
- Project Area Boundary
- Buildings
- 1234 City Block Number
- Not to be acquired by eminent domain



EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Executive Order #28 dated July 24, 1997, as has been extended, relating to minority and women-owned business participation in City contracts.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

Redeveloper(s) shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

	CASS AVE., JEFFERSON AVE./PARNELL ST., MONTGOMERY ST., NORTH 22ND ST. REDEVELOPMENT AREA		EXHIBIT "G"
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SUSTAINABILITY IMPACT STATEMENT

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region		X
A3	Develop designated areas via incentives for "green" and technical industries		X
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		
G4	Integrate low income housing into market-rate and mixed-use development		
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		
G8	Offer housing that is energy efficient and environmentally sustainable		
H4	Continue to remove site contamination and promote brownfields		X
I4	Ensure urban agriculture is a profitable, viable enterprise		X

J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors		X
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		X
C2	Facilitate development of arts, culture and innovative TODs		X
C5	Target developing arts and cultural districts for streetscape and public space improvements		X
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		X
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		
E5	Create pathways for qualified low-income families to become homeowners		
SAA10	Implement Board Bill 297 pertaining to workforce inclusion	X	
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		X
C3	Support urban agriculture opportunities in the City		X
SAA14	End chronic Homelessness		
D4	Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A1	Advance the City as a transportation hub		X
A2	Encourage transit oriented development		X
SAA18	Increase bike racks by 150%	X	
E3	Use pilot projects to explore ways to achieve net zero storm water discharge	X	
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings	X	
G3	Ensure building and site development integrated with natural site ecology		X
G4	Advance the use of high-efficiency building related water systems and technologies	X	
G5	Encourage re-use of materials and divert waste from land-fills		X
G6	Provide healthy interior environments in commercial buildings	X	

VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT

SAA26	Require a sustainability impact statement for all new City development	X	
B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly	X	
B2	Encourage small scale redevelopment with economic incentives		X
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		X
C3	Focus on small and local businesses as a key part of the City economy		X
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		X
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions		X
D5	Market and encourage living in the City to recent college graduates		
E3	Promote flexible development approaches by developers, land owners and business firms		X
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		X
SAA27	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront	X	
G3	Foster innovation	X	
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment	X	
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

SUSTAINABILITY IMPACT STATEMENT

The identification numbers listed below are the development related objectives of the City's Sustainability Plan that have been identified above as applicable to this Redevelopment Plan.

Applicable Objective Numbers	Summary of Applicability
I. - D7	The project will have numerous new trees.
I. -SAA4	The project will have numerous new trees.
III. -SAA10	The project will adhere to Board Bill 297 provisions.
III. - F1	The project will address blight.
III. - F6	The project will be fully up to code and accessible to all.
IV. - A5	The building design will be safe and to code.
IV. - B5	No lead-paint exposure will be present in building or site.
V. - SAA18	The project will contain multiple bike racks.
V. - E3	The project will process storm water on site.
V. - G2	The project will strive for high levels of energy efficiency.
V. - G4	The project will advance the use of high-efficiency water systems and technologies.
V. - G6	The project will provide a healthy interior environment.
VI. - SAA26	This serves as the project's SIS.
VI. - B1	The project is a major land assembly and clean-up of blighted property.
VI. -SAA27	The project will create more than 3000 jobs near the North Riverfront.
VI. - G3	The project will foster innovation in design.
VI. - SAA28	The project will remediate and prepare multiple vacant properties for redevelopment.

STRATEGIC LAND USE PLAN
AMENDMENT NO. 12/2015
Per 89.340 RSMo (2000) As Amended
CERTIFIED COPY



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

[Signature]
SUSAN A. STAUDER, CHAIRMAN
PLANNING COMMISSION
File No. PDA-155-04-COMP

Feb. 4, 2015
DATE

Final Approved February 4, 2015

To: City of St. Louis Planning Commission

From: Don Roe

Subject: Amendment of the Strategic Land Use Plan (2005) of the St. Louis Comprehensive Plan
(Amendment #12 -- Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22nd St. Redevelopment Area)

Date: February 4, 2015

Executive Summary

The Presentation and Public Hearing for proposed Amendment #12 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan will be held at the February 4, 2015 Planning Commission meeting. The public review period opened on January 13, 2015 and will end on February 4, 2015.

The proposed amendment is based on a proposed Chapter 99 Blighting Study and Redevelopment Plan that was initiated by the Land Clearance for Redevelopment Authority (LCRA) of the City of St. Louis. The Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22nd St. Redevelopment Area would facilitate the long-term development of an approximately 142-acre area and as the site for a relocated facility for the National Geospatial-Intelligence Agency.

The proposed amendment proposes changing four of the proposed Redevelopment Area's existing Strategic Land Use Categories to a fifth category -- Opportunity Area. This would, in effect, mean that the entire Redevelopment Area would be classified as an Opportunity Area.



Recommended Action

That the Planning Commission **adopts and approves Amendment #12 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan.**

Background

The Strategic Land Use Plan (SLUP) was initially adopted on January 5, 2005 and has been amended subsequently as part of the St. Louis Comprehensive Plan. Section 3.48.100.A of the St. Louis City Revised Code provides that “the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof.” Prior to adoption or amendment, the Planning Commission shall conduct a public hearing as part of the review and approval process. Adoption and all amendments to the SLUP have been implemented according to procedures required by City Code and Section 89.360 RSMo. (2000).

The attached Exhibit “A” provides background information and a rationale for the proposed SLUP amendment. This document has been available for public review on PDA’s website (<https://www.stlouis-mo.gov/government/departments/planning/planning/adopted-plans/strategic-land-use/Amendments.cfm>) since January 13, 2015. More detailed information has been compiled and will be presented in the following narrative, and a presentation will be made by PDA staff at the February 4, 2015 Planning Commission meeting. The final resolution for SLUP Amendment #12, as approved on February 4, 2015, is available at PDA’s office and on PDA’s website.

- The proposed SLUP amendment is based on a proposed Chapter 99 Blighting Study and Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22nd St. Redevelopment Area. The Redevelopment Plan would facilitate the long-term development of an approximately 142-acre area and as the site for a relocated facility for the National Geospatial-Intelligence Agency.
- The Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area is approximately 142 acres in size and is located in the St. Louis Place and Carr Square neighborhoods. It is located northwest of Downtown and is in the heart of the NorthSide Regeneration Area, a large TIF district that includes large concentrations of blighted properties. It is also located in an area covered by A Plan for the Neighborhoods of the 5th Ward, a Neighborhood Plan adopted by the Planning Commission in March 2002. The Redevelopment Area includes 554 parcels -- comprising approximately 106 acres -- and rights-of-way -- comprising 36 acres. The site includes a portion of the former Pruitt-Igoe housing development and an area extending northward to the alley located south of St. Louis Ave., between N. Jefferson Ave./Parnell St. on the west and N. 22nd St. on the east.
- The majority of the Redevelopment Area consists of vacant land. 82.5 acres of the Redevelopment Area’s 106 acres of land is vacant land (77.8% of the land). Other significant land uses include industrial (6.9 acres) and residential (6.2 acres). Most of the residential uses are single-family buildings. Other land uses include institutional and commercial. Larger noteworthy uses include Faultless Healthcare Linen, 1615 N. 25th St.; The Rhema Church, 2233 Cass Ave.; True Grace Baptist Church, 2319 Cass Ave.; Grace Hill Head Start, 1819 N. 22nd St.; and Ameren, 1420 24th St. The Redevelopment Area is in poor condition. A

significant number of the Redevelopment Area's buildings are currently vacant. Of the 138 buildings in the Redevelopment Area, 10 of the buildings (7%) were classified as being Dilapidated, while 72 of the buildings (52%) were classified as being Major Repair. A field survey of the Redevelopment Area was conducted by PDA staff in January 2015.

- As stated previously, the Redevelopment Area is located in an area with large concentrations of blighted properties. Several adjacent uses are solid assets. Examples include The Griot Museum of Black History, 2505 St. Louis Ave.; St. Louis Place Park; St. Stanislaus Kostka Polish Catholic Church, 1413 N. 20th St.; Murphy Park Apartments, 1920 Cass Ave.; DeSoto Park; Gateway Middle School, 1200 N. Jefferson Ave.; St. Louis Fire Department Headquarters, 1421 N. Jefferson Ave.; and Sensient Colors LLC, 2515 N. Jefferson Ave. The main portion of the St. Louis Place National Historic District is adjacent to the area and partially included in the area. As part of the Federal site selection process, an environmental review of the area under the National Environmental Policy Act is underway, which includes a review of historic resources.
- The primary objectives of the Redevelopment Plan are to eliminate the blight within the Redevelopment Area and to facilitate its redevelopment into productive institutional, commercial and/or residential uses. More specifically, the Redevelopment Plan is intended to facilitate the long-term development of the area and a potential new facility for the National Geospatial-Intelligence Agency. The current National Geospatial-Intelligence Agency facility -- an arm of the U.S. Defense Department -- is located at 3200 S. 2nd St., along the Mississippi River near the Anheuser-Busch complex. Due to concerns over the age, condition and security of its existing facility, the agency is looking at several sites in the St. Louis metropolitan area to relocate to. The City of St. Louis proposes to keep the agency and its 3,100 employees in the City by having it relocate to the Redevelopment Area. The average salary of the facility's employees is approximately \$75,000, who collectively pay approximately \$2.3 million in earnings tax to the City. It's expected that the agency will select a site by 2016 and complete its move in 2021 or 2022. The City's Board of Aldermen adopted Resolution #72 on June 6, 2014, requesting that the National Geospatial-Intelligence Agency "make keeping these jobs within the City of St. Louis a top priority as they consider relocation sites".
- The proposed facility would be located north of Cass Ave., although it may require some additional land south of Cass Ave. The proposed land uses for the Redevelopment Area are broadly identified as "Institutional, Commercial and/or Residential Use", as shown in the attached Blighting Study and Redevelopment Plan's Project Area Plan. This designation would also apply if the agency didn't relocate to the site or use any portion south of Cass Ave., although travel on Cass Ave. is expected to be retained.
- In order to prepare the site for the proposed development and demonstrate that the City has the capacity to make the site available for redevelopment, LCRA will, among other tasks, make provisions to acquire the remaining parcels in the Redevelopment Area and make provisions to vacate many, if not all, of the existing rights-of-way in the Redevelopment Area. The City (including LCRA and LRA) and NorthSide Regeneration own most of the land in the Redevelopment Area. However, approximately 25 acres of land will need to be acquired. This includes 54 vacant lots, 9 parcels with vacant buildings, approximately 41 tenant-occupied residential units, approximately 47 owner-occupied residential units and 10 non-residential occupied structures. The proposed development would require the vacation of many, if not all, of the existing streets and alleys in the Redevelopment Area. In addition, the Redevelopment

Plan allows/calls for the relocation of the occupants, demolition of buildings, environmental remediation where necessary, and the relocation of utilities. The overall redevelopment project may cost up to \$1.6 billion.

Recommendation

Currently, the Redevelopment Area includes the following five Strategic Land Use Categories, as shown on page 6 of Exhibit "A": Neighborhood Preservation Area (NPA), Neighborhood Development Area (NDA), Recreational/Open Space Preservation and Development Area (ROSPDA), Institutional Preservation and Development Area (IPDA) and Opportunity Area (OA). SLUP Amendment #12 proposes changing four of the Strategic Land Use Categories -- NPA, NDA, ROSPDA and IPDA -- to the fifth Strategic Land Use Category -- OA. This would, in effect, mean that the entire Redevelopment Area would be classified as an Opportunity Area. The OA Strategic Land Use Category is defined as: *"Key underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. This designation is intended to be flexible and specific development proposals will be entertained as they present themselves."* The OA designation would accurately reflect both the existing character of the site, as well as provide the needed flexibility for other proposed development projects and proposed land uses if the proposed National Geospatial-Intelligence Agency facility is not built on the site. A summary of the approved changes is shown in the table below. Maps of the existing SLUP and approved SLUP amendment are shown on the following page.

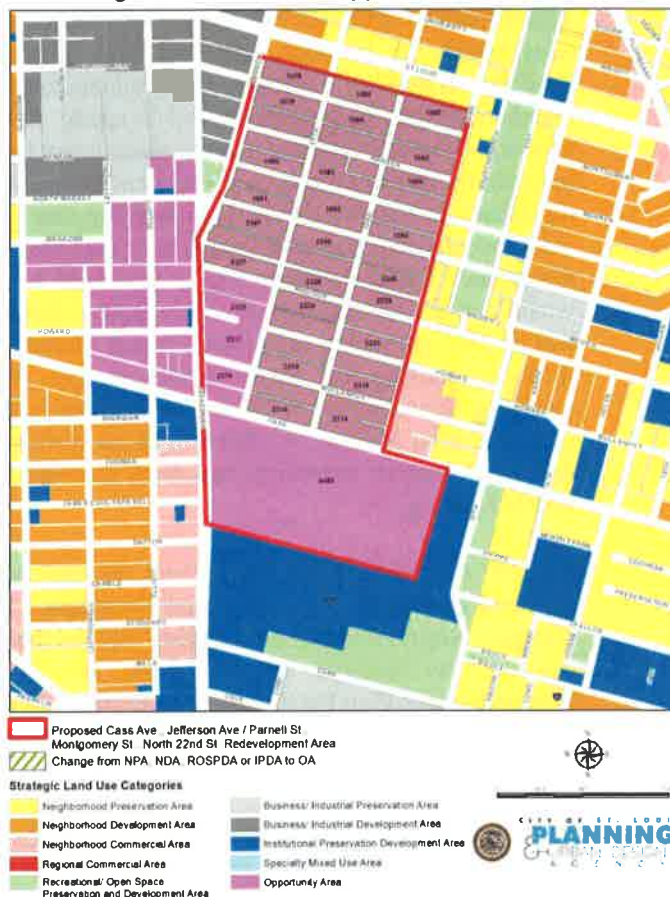
Table of Approved Strategic Land Use Map Changes -- Amendment #12

Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Approved SLUP
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22 nd St. Redevelopment Area	St. Louis Place Carr Square	60 61	1078 1079 1080 1081 1082 1083 1084 1085 1092 1093 1094 1095 2314 2315 2318 2319 2324 2325 2327 2328 2329 2345 2346 2347	NPA NDA ROSPDA IPDA	OA

Existing Strategic Land Use Plan



Strategic Land Use Plan Approved Amendment #12



Please note that larger-scale versions of the above maps are shown on pages 6 and 7 of Exhibit "A".

Comments

Public comments were solicited via public notices in The City Journal and St. Louis Daily Record on Tuesday, January 13, 2015. Written and oral comments were made at the Public Hearing and prior to the hearing in care of Roman Kordal by e-mail at kordalr@stlouis-mo.gov, by postal mail to Roman Kordal, City of St. Louis Planning and Urban Design Agency, 1520 Market St., Suite 2000, St. Louis, MO 63103, or by fax at (314) 613-7014. The public notice referenced a link to background information on SLUP Amendment #12 that was available on PDA's website (<http://stlouis-mo.gov/planning>). (See Exhibit "A".)

Written comments by e-mail, postal mail or fax were accepted prior to the Public Hearing. Sheila Rendon opposes this project and feels the community would be better served by infill. She has been in this community for over 50 years and relocation will be financially unreasonable. Joyce Cooks stated she had not been informed of all that's going on in Ward 3 and worries that this process is not for the public good, but rather land banking for the private gain of Paul McKee.

Chair Stauder commenced the Public Hearing on Wednesday, February 4, 2015 by having Roman Kordal present item 4, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #12 – Conduct Presentation & Public Hearing – Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22nd Redevelopment Area*. He provided a PowerPoint overview of the proposed amendment to the plan and summarized the handouts that had been previously provided to the Commissioners, previously available on the City's website, and available to the public at this meeting. Following his presentation, members of the public were invited to speak. Alderman Tamika Hubbard provided her comments in support of the NGA project and the amendment to the SLUP. Shirley Baker spoke next and expressed her opinion that too much land was being required, and that she was opposed to the project and plan modification. Virginia Druhe indicated she was concerned about the cost associated with the project and generally opposed to it. Isaiah Hair said that he had seen plans come and go and was opposed to the project. Pastor Jonathan Davis expressed his frustration that he had been told eminent domain would not be used and now it was proposed, that his asking price was \$3 million for his property, and that he was opposed to the project. James Meinert indicated his belief that the plan should be oriented to foster housing and small businesses. Otis Williams responded to comments from the public regarding expectations of NGA and the relationship between NGA, LCRA, Northside Regeneration LLC and Paul McKee. As there were no further comments from the public present, Chair Stauder noted that written comments had been received and would be placed in the record, and closed the Public Hearing.

If SLUP Amendment #12 is approved, all approved items will be placed in the Planning Commission files and the City's computer-based Geographic Information System (GIS) will be updated with the changes. Notification of Amendment #12 to the SLUP map will be certified by the Chairman and conveyed as required by City Code and Missouri statute, in keeping with changes to the Comprehensive Plan for the City of St. Louis, to the following City entities: Board of Aldermen, City Register, and Recorder of Deeds with a complete set of prior amendments, original document, and updated map of the entire City which reflects all the amendments.

PDA promotes the use of the Strategic Land Use Plan of the St. Louis Comprehensive Plan as a citywide document and the published printed maps have stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment.

SLUP information is available on PDA's website. The printed version directs one to the website for updates. The website allows people to zoom in to view specific areas of the City, as viewing the entire City is difficult on the computer. This update will make close-in views accurate and up to date. Printed map copies are available at a fee.

Requested Action

That the Planning Commission **adopts and approves Amendment #12 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan** -- as shown on the table and map -- inclusive of all prior amendments.

NOW, HAVING COMPLIED WITH ALL PROCEDURAL REQUIREMENTS, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. All prior amended versions of the Strategic Land Use Plan are ratified.
2. Having conducted a Public Hearing, Amendment #12 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan -- as shown on the table and map -- is hereby adopted and approved.
3. The Director of Planning of the Planning and Urban Design Agency is hereby directed to seek and affix the signature of the Chairman of the Planning Commission to the relevant materials as certification of action and of the copies and distribute copies of the materials to the Board of Alderman, the City Register, the Recorder of Deeds and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan.

The motion before the Planning Commission approving Resolution PDA-155-04-CMP was approved by a vote of eight in favor, one against, on February 4, 2015.

BY THE PLANNING COMMISSION

 Chair

Dated at St. Louis, Missouri on February 4, 2015

Exhibit A

Proposed Amendment #12 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan

The City of St. Louis Planning Commission is holding a Public Hearing on Wednesday, February 4, 2015 at 5:30 p.m. at 1520 Market St., Suite 2000 regarding Amendment #12 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan at its regular meeting.

The SLUP is the City's general land use plan that covers the entire City. It categorizes each city block into one (sometimes more) broad land use/development category, known as a Strategic Land Use Category.

A table containing descriptions and information on the proposed changes for the area is shown below. In addition to background information, there is a map showing the geographic boundaries of proposed land use changes for the Area.

Written and oral comments on the proposed Amendment #12 can be made at the Public Hearing. Comments also can be made prior to the hearing in care of Roman Kordal by e-mail at kordalr@stlouis-mo.gov, by postal mail at Roman Kordal, City of St. Louis Planning and Urban Design Agency, 1520 Market St., Suite 2000, St. Louis, MO 63103, or by fax at 314-613-7014. These comments will be forwarded to the Planning Commission for their review at the Public Hearing and before a vote on the proposed Amendment #12. For further information, please contact Roman Kordal at 314-657-3872.

Table of Strategic Land Use Map Changes -- Amendment #12

Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22 nd St. Redevelopment Area	St. Louis Place Carr Square	60 61	1078 1079 1080 1081 1082 1083 1084 1085 1092 1093 1094 1095 2314 2315 2318 2319 2324 2325 2327 2328 2329 2345 2346 2347	NPA NDA ROSPDA IPDA	OA

Proposed SLUP Amendment #12
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North
22nd St. Redevelopment Area
Background Information

Proposed Strategic Land Use Plan Amendment #12 is a proposal to amend the City's Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan for an area located in the St. Louis Place and Carr Square neighborhoods.

Proposed SLUP Amendment #12 is based on a proposed Chapter 99 Blighting Study and Redevelopment Plan that was initiated by the Land Clearance for Redevelopment Authority of the City of St. Louis (LCRA). The Blighting Study and Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area is intended to facilitate the long-term development of the area and a potential new facility for the National Geospatial-Intelligence Agency. The approximately 142-acre site (including rights-of-way) includes a portion of the former Pruitt-Igoe site and an area extending northward to the alley located south of St. Louis Ave., between N. Jefferson Ave/Parnell St. on the west and N. 22nd St. on the east.

The Redevelopment Area is located northwest of Downtown and is in the heart of the NorthSide Regeneration Area, a large TIF district that includes large concentrations of blighted property.

The majority of the Redevelopment Area consists of vacant land. Other existing land uses include residential (single-family homes and other residential uses), commercial, institutional and industrial. A significant number of these buildings are currently vacant. (See the attached aerial photo for the location of the Redevelopment Area.)

The current National Geospatial-Intelligence Agency -- an arm of the U.S. Defense Department -- is located at 3200 S. 2nd St., along the Mississippi River just south of the Anheuser-Busch complex. Due to concerns over the age and condition of its existing facility, the agency is looking at several sites in the St. Louis metropolitan area to relocate to. The City of St. Louis proposes to keep the agency and its 3,000 employees in the City by having it relocate to the Redevelopment Area. It's expected that that the agency will select a site by 2016 and complete the move in 2021 or 2022.

The proposed facility would be located north of Cass Ave., although it may require some additional land south of Cass Ave. Future land uses for the area south of Cass Ave. have not yet been determined. Thus, the proposed land uses for the entire Redevelopment Area are broadly identified as "Institutional, Commercial and/or Residential Use", as shown in the attached Blighting Study and Redevelopment Plan's Project Area Plan. This designation would also apply if the agency didn't relocate to the site.

In order to prepare the site for the proposed development and demonstrate that the City has the capacity to make the site available for redevelopment, LCRA will need to, among other tasks, make provisions to acquire the remaining parcels in the Redevelopment Area and make provisions to vacate many, if not all, of the existing rights-of-way in the Redevelopment Area.

Currently, the Redevelopment Area includes the following five Strategic Land Use Categories: Neighborhood Preservation Area (NPA), Neighborhood Development Area (NDA), Recreational/Open Space Preservation and Development Area (ROSPDA), Institutional Preservation and Development Area (IPDA) and Opportunity Area (OA). SLUP Amendment #12 proposes changing four of the Strategic Land Use Categories -- NPA, NDA, ROSPDA and IPDA -- to the fifth Strategic Land Use Category -- OA. This would, in effect, mean that the entire Redevelopment Area would be classified as an Opportunity Area. The OA Strategic Land Use Category is defined as: *"Key underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. This designation is intended to be flexible and specific development proposals will be entertained as they present themselves."* The OA designation would accurately reflect both the existing character of the site, as well as provide the needed flexibility for other proposed development projects and proposed land uses if the proposed National Geospatial-Intelligence Agency facility is not built on the site. Maps of the existing SLUP and proposed SLUP amendment are attached.

1/15/2015

Aerial Photography (2012)



Proposed Cass Ave, Jefferson Ave / Parnell St, Montgomery St, North 22nd St Redevelopment Area



CITY OF ST. LOUIS
PLANNING
DEPARTMENT

Under the Planning and Urban Design Agency and the
City of St. Louis, the Planning Department is responsible for
the development and implementation of the City's
comprehensive land use plan.

The Planning Department is located at 1415 Market Street, Suite 100, St. Louis, MO 63103.
Phone: (314) 241-1000

No liability is assumed by the City of St. Louis for any errors or omissions in this map.
The Planning Department is not responsible for any errors or omissions in this map.
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Project Area Plan

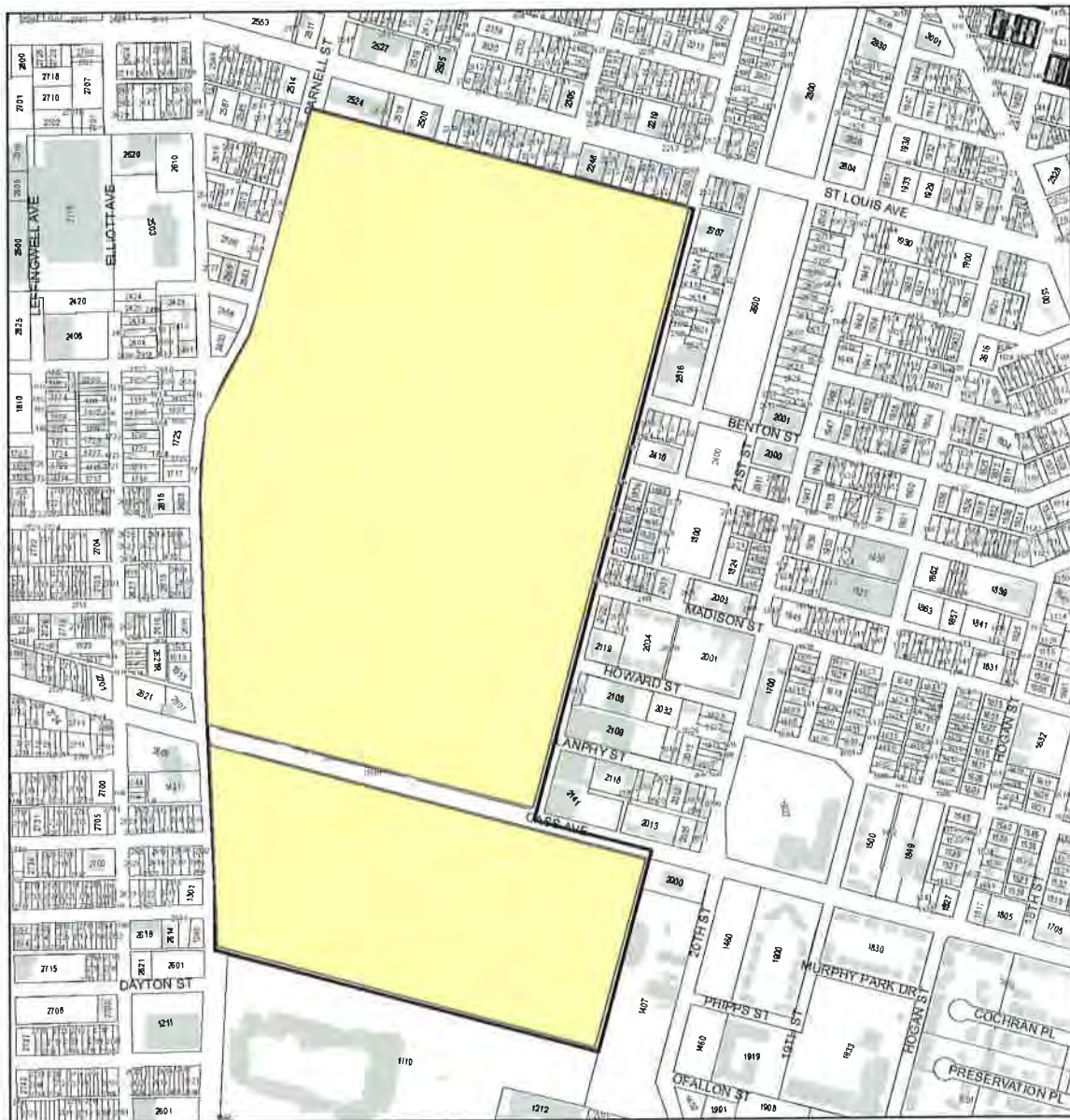


Exhibit C Project Area Plan

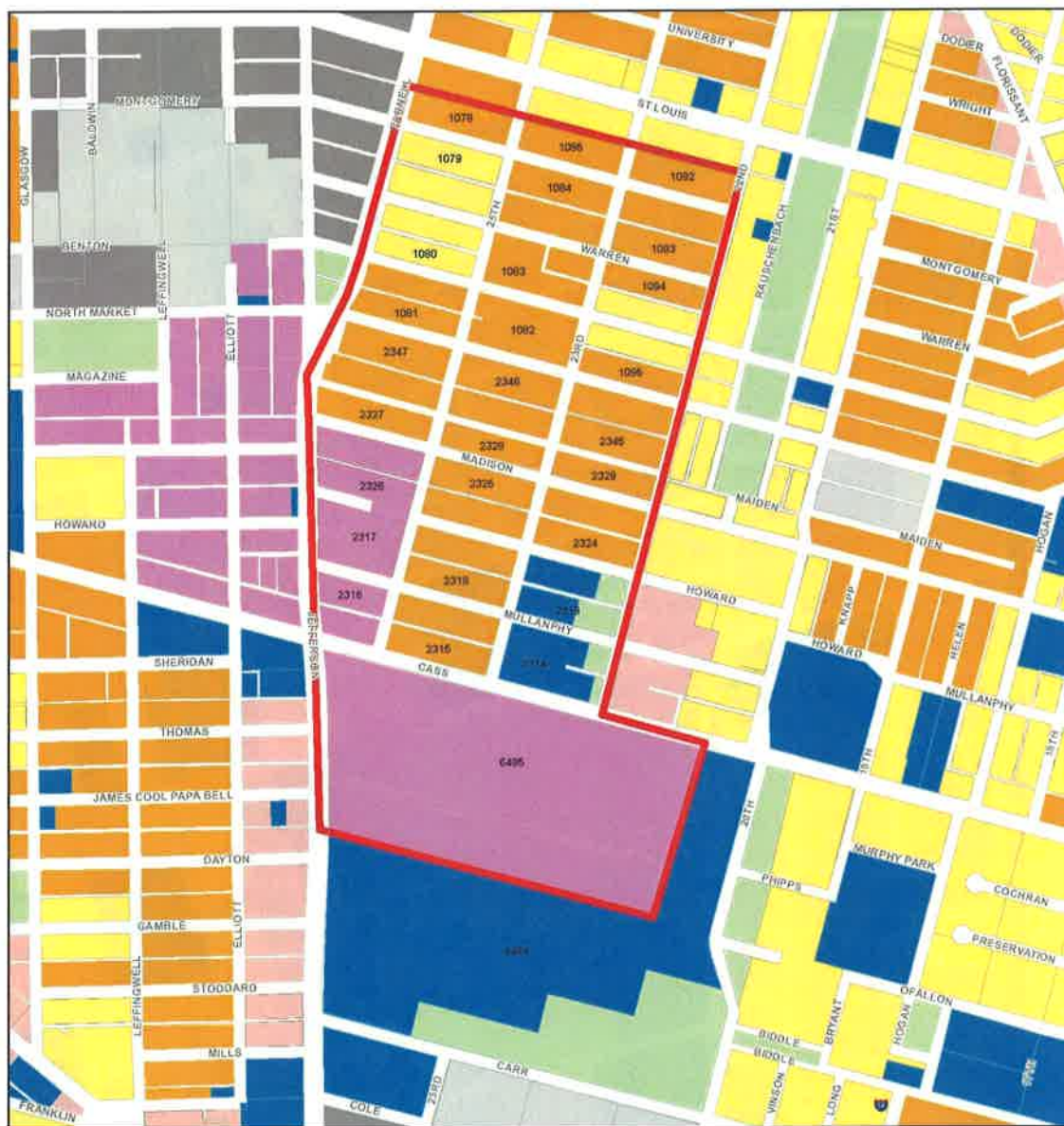
Cass Ave., Jefferson Ave/Parnell St., Montgomery St., North 22nd St. Redevelopment Area

Proposed Land Uses

- Institutional, Commercial and/or Residential Use
- Project Area Boundary
- Buildings
- CB 1234 City Block Number













Existing Strategic Land Use Plan



Proposed Cass Ave., Jefferson Ave./ Parnell St.,
Montgomery St., North 22nd St. Redevelopment Area

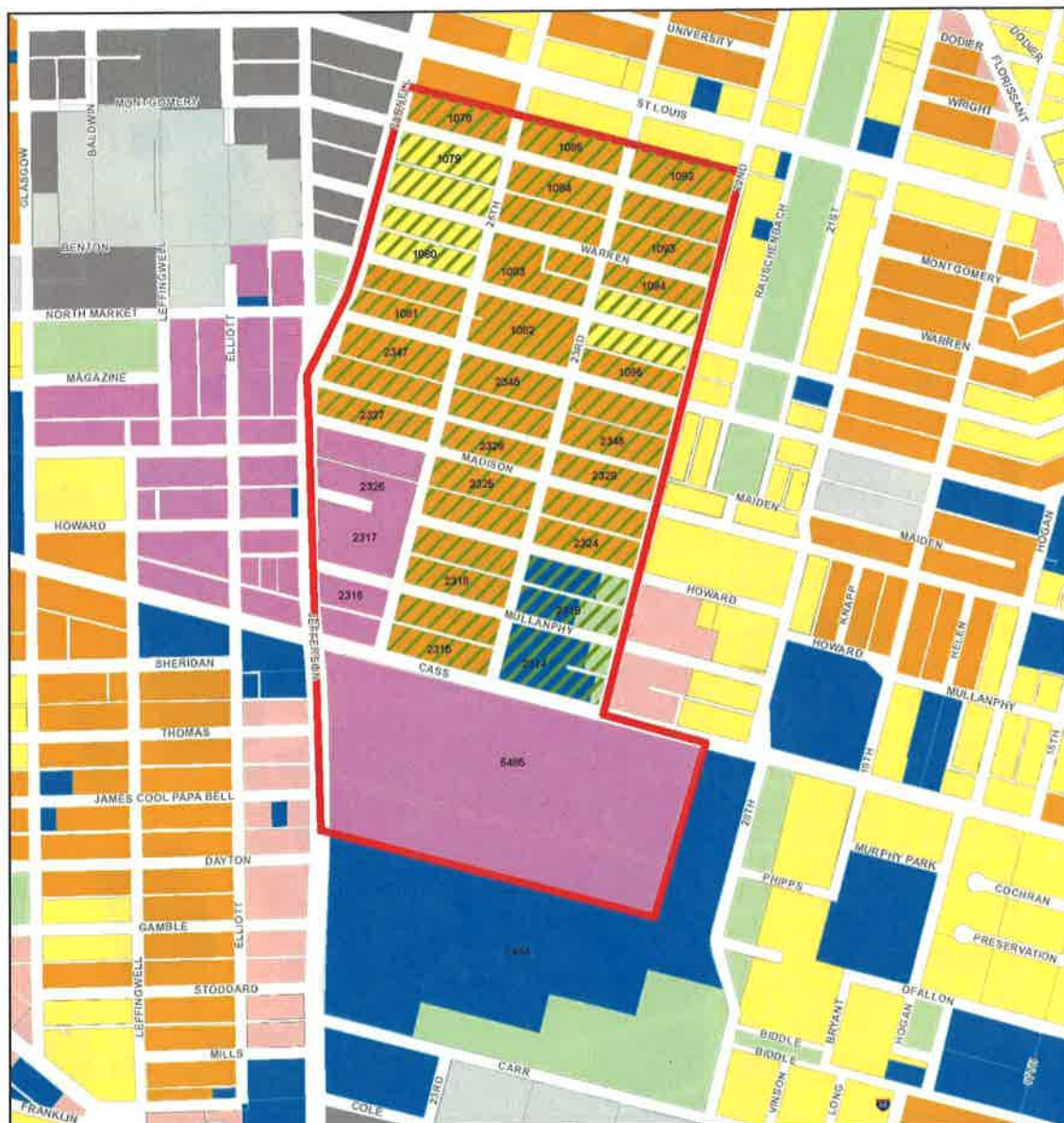
Strategic Land Use Categories

- | | |
|--|---|
|  Neighborhood Preservation Area |  Business/ Industrial Preservation Area |
|  Neighborhood Development Area |  Business/ Industrial Development Area |
|  Neighborhood Commercial Area |  Institutional Preservation Development Area |
|  Regional Commercial Area |  Specialty Mixed Use Area |
|  Recreational/ Open Space Preservation and Development Area |  Opportunity Area |



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY

Proposed Strategic Land Use Plan Amendment #12



 Proposed Cass Ave., Jefferson Ave./Parnell St.,
Montgomery St., North 22nd St. Redevelopment Area

 Change from NPA, NDA, ROSPDA or IPDA to OA

Strategic Land Use Categories

 Neighborhood Preservation Area
 Neighborhood Development Area
 Neighborhood Commercial Area
 Regional Commercial Area
 Recreational/ Open Space
Preservation and Development Area

 Business/ Industrial Preservation Area
 Business/ Industrial Development Area
 Institutional Preservation Development Area
 Specialty Mixed Use Area
 Opportunity Area



0 100 200 300 Feet



CITY OF ST. LOUIS
PLANNING
 & URBAN DESIGN
 AGENCY

ORDINANCE #69974
Board Bill No. 259

AN ORDINANCE RECOMMENDED BY THE BOARD OF ESTIMATE AND APPORTIONMENT AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ST. LOUIS AND NORTHSIDE REGENERATION, LLC; PRESCRIBING THE FORM AND DETAILS OF SAID FIRST AMENDMENT TO AMENDED AND RESTATED REDEVELOPMENT AGREEMENT; MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, The City of St. Louis, Missouri (the “City”), is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and laws of the State of Missouri; and

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis, Missouri (the “TIF Commission”); and

WHEREAS, Northside Regeneration, LLC, a Missouri limited liability company (the “Developer”), prepared a plan for redevelopment titled the “Northside Regeneration Tax Increment Financing (TIF) Redevelopment Plan” dated September 8, 2009, as amended September 16, 2009 (the “Original Redevelopment Plan”), for the redevelopment area described in the Redevelopment Plan (the “Redevelopment Area”) (which Redevelopment Area is subdivided into “Redevelopment Project Area A,” “Redevelopment Project Area B,” “Redevelopment Project Area C” and “Redevelopment Project Area D,” as described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan proposes to redevelop the Redevelopment Area for residential, commercial, industrial and public uses and to complete public infrastructure improvements, as described in the Redevelopment Plan; and

WHEREAS, following a duly-noticed public hearing and upon the recommendation of the TIF Commission, the City enacted Ordinance No. 68484, which Ordinance: (i) adopted and approved the Redevelopment Plan, (ii) designated the Redevelopment Area as a “redevelopment area” as that term is defined in the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (2000), as amended (the “TIF Act”), (iii) adopted and approved the redevelopment projects for Redevelopment Project Area A and Redevelopment Project Area B as described in the Redevelopment Plan (collectively, the “RPA A & B Redevelopment Projects”), (iv) adopted tax increment allocation financing with respect to Redevelopment Project Area A and Redevelopment Project Area B, (v) established the City of St. Louis, Missouri “Northside Regeneration Special Allocation Fund” (the “Special Allocation Fund”), and (vi) made certain findings with respect thereto, all as set forth in such Ordinance and in accordance with the requirements of the TIF Act; and

WHEREAS, pursuant to the TIF Act, the City adopted Ordinance No. 68485, which authorized the execution of a redevelopment agreement between the City and the Developer with respect to the RPA A & B Redevelopment Projects (the “Original Redevelopment Agreement”); and

WHEREAS, the City and the Developer subsequently entered into the Original Redevelopment Agreement on December 14, 2009; and

WHEREAS, following a duly-noticed public hearing and upon the recommendation of the TIF Commission, the City enacted Ordinance No. 69586, which Ordinance: (i) adopted and approved the 2013 Amendment to the Northside Regeneration Tax Increment Financing (TIF) Redevelopment Plan (the “Amendment” and together with the Original Redevelopment Plan, the “Redevelopment Plan”), (ii) adopted and approved the redevelopment projects for Redevelopment Project Area C and Redevelopment Project Area D as described in the Redevelopment Plan (collectively, the “RPA C & D Redevelopment Projects,” and together with the RPA A & B Redevelopment Projects, the “Redevelopment Projects”), (iii) adopted tax increment financing with respect to Redevelopment Project Area C and Redevelopment Project Area D, (iv) authorized the establishment of subaccounts for Redevelopment Project Area C and Redevelopment Project Area D in the Special Allocation Fund and (v) made certain findings with respect thereto, all as set forth in such Ordinance and in accordance with the requirements of the TIF Act; and

WHEREAS, pursuant to the TIF Act, the City adopted Ordinance No. 69587, which authorized the execution of an amended and restated redevelopment agreement between the City and the Developer with respect to all of the Redevelopment Projects (the “Amended and Restated Redevelopment Agreement”); and

WHEREAS, the City and the Developer entered into the Amended and Restated Redevelopment Agreement on May 13, 2014; and

WHEREAS, it is necessary and desirable and in the best interest of the City to amend the Amended and Restated Redevelopment Agreement to incorporate terms that will permit money in the Special Allocation Fund to be used to pay certain consultant costs incurred by the St. Louis Development Corporation in furtherance of the Redevelopment Projects; and

WHEREAS, pursuant to the TIF Act, the City is authorized to enter into a First Amendment to Amended and Restated Redevelopment Agreement with the Developer in substantially similar form to Exhibit A attached hereto and incorporated herein by reference (the "First Amendment"); and

WHEREAS, the Board of Aldermen hereby determines that the terms of the First Amendment are acceptable and that the execution, delivery and performance by the City and the Developer of their respective obligations under the First Amendment are in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the TIF Act and the Redevelopment Plan.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The Board of Aldermen hereby ratifies and confirms its approval by ordinance of the Redevelopment Plan, the Redevelopment Area and the Redevelopment Projects. The Board of Aldermen further finds and determines that it is necessary and desirable to enter into the First Amendment with the Developer.

SECTION TWO. The Board of Aldermen hereby approves, and the Mayor and the Comptroller of the City are hereby authorized and directed to execute, on behalf of the City, the First Amendment and the City Register is hereby authorized and directed to attest to the First Amendment and to affix the seal of the City thereto. The First Amendment shall be in substantially the form attached, with such changes therein as shall be approved by said Mayor and Comptroller executing the same and as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized.

SECTION THREE. The Mayor and the Comptroller of the City or their designated representatives are hereby authorized and directed to take any and all actions, and to execute and deliver for and on behalf of the City any and all additional certificates, documents, agreements or other instruments, as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

SECTION FOUR. The Mayor and the Comptroller or their designated representatives, with the advice and concurrence of the City Counselor and after approval by the Board of Estimate and Apportionment, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives.

SECTION FIVE. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION SIX. After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption over his veto.

EXHIBIT A

**FIRST AMENDMENT TO
AMENDED AND RESTATED REDEVELOPMENT AGREEMENT
(Is on file in the Register's office.)**

Approved: February 25, 2015

ORDINANCE #69977
Board Bill No. 263
Floor Substitute

An ordinance approving a Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated January 13, 2015 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that some property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied and LCRA or the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be no real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area," dated January 13, 2015 consisting of a Title Page, a Table of Contents Page, and sixteen (16) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan") together with Exhibits "A"-"G",

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated January 13, 2015, ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property north of Cass Ave. in the Area by the exercise of eminent domain under the condition that LCRA shall not file eminent domain proceedings in the circuit court as to any parcel without prior approval of the acquisition of that particular parcel by Resolution of the full Board of Aldermen following approval of that same resolution by the Committee on Housing, Urban Development, & Zoning. In the event that property acquired by LCRA in the Area after the effective date of this Ordinance is not required for use by the Federal government, it shall be sold at no less than fair market value.

SECTION NINE. The property within the Area is partially occupied. All eligible occupants displaced by LCRA or the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

(a) Pledges its cooperation in helping to carry out the Plan;

(b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. A Redeveloper may not seek real estate tax abatement.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid

sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

**ATTACHMENT “A” and ATTACHMENT “B”
BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR THE
CASS AVE., JEFFERSON AVE./PARNELL ST., MONTGOMERY ST., NORTH 22ND ST. REDEVELOPMENT AREA
(Is on file in the Register’s Office.)**

Approved: February 25, 2015

**ORDINANCE #69978
Board Bill No. 268**

An Ordinance Adopting and Approving The Petition To Amend The Petition To Establish The CWE Business Community Improvement District To Add Property To The CWE Business Community Improvement District, Finding Of Public Purpose For Adding Property, And Containing A Severability Clause.

WHEREAS, Mo. Rev. Stat. §67.1400 et seq. (the “CID Act”) authorizes the Board of Aldermen to approve the petitions of property owners to establish a Community Improvement District and to add property to existing Community Improvement Districts; and

WHEREAS, the Petition to Establish the CWE Business Community Improvement District signed by owners or authorized representatives of the owners of more than fifty percent by assessed value and per capita of the property located within the proposed boundaries of The CWE Business Community Improvement District (the “Petition”) was approved by the Board of Aldermen by Ordinance No. 68587 and signed and dated March 9, 2010, which approved the formation and establishment of The CWE Business Community Improvement District; and

WHEREAS, the CWE Business Community Improvement District has thereafter continued in lawful existence and operation, without interruption and the Petition has not been previously amended or modified; and

WHEREAS, a Petition to Amend the Petition to Establish the CWE Business Community Improvement District (the “Amended Petition”) signed by owners or authorized representatives of the owners of more than fifty percent by assessed value and per capita of the property to be added as set forth in the Amended Petition and consented to by the CWE Business Community Improvement District has been filed with the City, requesting and authorizing that certain real property be added to the CWE Business Community Improvement District; and

WHEREAS, the Register of the City of St. Louis did review and determine that the Amended Petition substantially complies with the requirements of the CID Act; and

WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with the CID Act was held at 9:00 a.m. on February 3, 2015, by the Board of Aldermen; and

WHEREAS, this Board of Aldermen hereby finds that the adoption and approval of this ordinance is in the best interest of the City of St. Louis and that the owners of real property located within the CWE Business Community Improvement District, owners of real property to be added to the CWE Business Community Improvement District, as well as the City as a whole, will benefit from the addition of real property to the CWE Business Community Improvement District as set forth in the Amended Petition.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE.

(a) The addition of real property to the CWE Business Community Improvement District as set forth in the Amended Petition (the CWE Business Community Improvement District established by the Petition together with the real property added by the Amended Petition are collectively referred to as the “District”) is hereby approved pursuant to the CID Act. A copy of the Amended Petition is attached hereto as Appendix A, and incorporated herein by reference.

(b) The District boundaries as set forth in the Amended Petition and are generally described as follows (provided that said boundaries are irregular and do not encompass all parcels located therein): Kingshighway Boulevard on its most Western boundary;

1 An Ordinance recommended by the Board of Estimate and Apportionment authorizing
2 and directing the St. Louis Municipal Finance Corporation to procure a loan for the purpose of
3 funding the acquisition of real property in The City of St. Louis, Missouri, including the costs of
4 securing options to purchase such real property, and other costs necessary to prepare such real
5 property as a site for the western headquarters of the National Geospatial-Intelligence Agency,
6 including, without limitation, the costs of relocation, remediation, demolition, clearance, surveys
7 and site work; authorizing the St. Louis Municipal Finance Corporation to execute certain
8 documents related thereto; authorizing the Mayor and the Comptroller to execute certain
9 documents related thereto; and authorizing and directing the taking of other actions and the
10 approval and execution of other documents as necessary or desirable to carry out and comply
11 with the intent hereof.

12 WHEREAS, the National Geospatial-Intelligence Agency (the “**NGA**”) has expressed
13 interest in relocating its western headquarters (the “**NGA West Facilities Modernization**
14 **Project**”) to a site located near the intersection of N. Jefferson Avenue and Cass Avenue (the
15 “**Proposed NGA Location**”); and

16 WHEREAS, in order for the Proposed NGA Location to be further considered by the
17 NGA as the location for the NGA West Facilities Modernization Project, The City of St. Louis,
18 Missouri (the “**City**”) or an affiliated entity must be able to deliver the Proposed NGA Location
19 under one controlling ownership, environmentally clean and with all buildings removed, streets
20 and alleys vacated, building foundations and utilities removed to a depth of at least three feet
21 below grade, and utility and other facilities relocated (collectively, the “**NGA Preparation**
22 **Work**”); and

23 WHEREAS, it is in the best interest of the City and will promote the general welfare and
24 safety of the residents of the City if the NGA selects the Proposed NGA Location for the NGA
25 West Facilities Modernization Project; and

June 19, 2015

Page 1 of 11

Board Bill #117 AA

Sponsored by Alderwoman Hubbard

BOARD BILL #117 AS AMENDED INTRODUCED BY ALDERWOMAN HUBBARD

WHEREAS, the NGA Preparation Work is included within the scope of activities to be undertaken pursuant to the Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area (the **“LCRA Redevelopment Plan”**) approved by the Board of Aldermen of the City by Ordinance No. 69977 adopted on February 13, 2015; and

WHEREAS, pursuant to Ordinance No. 69977, the Board of Aldermen of the City pledged its cooperation in helping to carry out the LCRA Redevelopment Plan; and

WHEREAS, pursuant to House Bill No. 514, adopted by the Missouri General Assembly on May 6, 2015 (**“HB 514”**), the State of Missouri, acting through the Department of Economic Development and the Office of Administration, will, upon execution of HB 514 by the Governor, be authorized to enter into a financing agreement with the City or an affiliated entity to assist in financing costs associated with securing the NGA West Facilities Modernization Project at the Proposed NGA Location (the **“State Financing Agreement”**); and

WHEREAS, the City desires to authorize and direct the St. Louis Municipal Finance Corporation (the **“Corporation”**) to procure a loan (the **“SLMFC Loan”**) initially in the principal amount of not to exceed \$13,000,000 if the Leased Property (defined herein) is not refinanced as part of the SLMFC Loan or \$20,000,000 if the Leased Property is refinanced as part of the SLMFC Loan, and including provisions for the Corporation to increase the maximum principal amount of the SLMFC Loan if the State Financing Agreement, as contemplated by HB 514, is executed; and

WHEREAS, a portion of the proceeds of the SLMFC Loan will be loaned to a special purpose entity (the **“SPE”**) to be created by the Land Clearance for Redevelopment Authority of the City of St. Louis (the **“LCRA”**) for the purpose of completing the NGA Preparation Work (the **“SPE Secured Loan Facility”**); and

WHEREAS, to procure the SLMFC Loan, the City may be required to provide first mortgages on the City's fee simple interest in the properties located at 1520 Market Street and 1415 N. 13th Street, agree to use restrictions on such properties and/or enter into a financing agreement with the Corporation, wherein the City will agree, subject to annual appropriation, to apply certain funds to the repayment of the SLMFC Loan (the "**City Financing Agreement**"); and

WHEREAS, to procure the SLMFC Loan, the Corporation may be required to pledge and collaterally assign (a) the SPE Secured Loan Facility, including the SPE's promise to repay the loan and a security interest in the assets acquired by the SPE (including, without limitation, real property acquired by the SPE and option contracts to acquire real property), (b) the above-described mortgages (if granted to the Corporation by the City), (c) the City Financing Agreement, and (d) other property and contract interests that may be acquired by the SPE with the proceeds of the Secured Loan Facility; and

WHEREAS, it is in the best interest of the City to direct the Corporation to procure the SLMFC Loan and enter into the SPE Secured Loan Facility to provide a source of funds for the SPE to complete the NGA Preparation Work; and

WHEREAS, it is in the best interest of the City to enter into the City Financing Agreement and State Financing Agreement to assist in funding costs associated with securing the NGA West Facilities Modernization Project at the Proposed NGA Location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

Section 1. Definitions. Capitalized terms used herein and not otherwise defined in this Ordinance shall be defined as follows:

"Base Lease" means the Base Lease dated as of June 1, 2007, between the City, as lessor, and the Corporation, as lessee, relating to the property located at 1520 Market Street in the City,

BOARD BILL #117 AS AMENDED INTRODUCED BY ALDERWOMAN HUBBARD

as amended and supplemented by the First Supplemental Base Lease dated as of May 1, 2011, and as may be further amended and supplemented in accordance with the terms thereof, pursuant to which the City conveyed a leasehold interest in the Leased Property to the Corporation.

“Board of Aldermen” means the Board of Aldermen of the City.

“City” means The City of St. Louis, Missouri.

“City Documents” means the First Mortgage Deeds of Trust, if any, the Use Restrictions, if any, the Collateral Assignment, the City Financing Agreement, the Tax Compliance Agreement, if any, the State Financing Agreement and such other documents, certificates, and instruments as may be necessary or desirable to facilitate the procurement of the SLMFC Loan and to carry out and comply with the intent of this Ordinance.

“City Financing Agreement” means an agreement or agreements between the City and the Corporation (which may be in the form of supplements to the Base Lease and/or Lease Purchase Agreement), whereby the City agrees to provide additional funds, subject to annual appropriation, for payments on the SLMFC Loan.

“Collateral Assignment” means a collateral assignment of (i) the SPE Secured Credit Facility, (ii) the First Mortgage Deeds of Trust (if granted to the Corporation by the City), (iii) the Use Restrictions (if granted to the Corporation by the City), (iv) the City Financing Agreement and (v) any other property or interest necessary or desirable to facilitate the procurement of the SLMFC Loan.

“Comptroller” means the Comptroller of the City.

“Corporation” means the St. Louis Municipal Finance Corporation.

“Corporation Documents” means the SLMFC Loan Agreement, the Collateral Assignment, the City Financing Agreement, the Leasehold Deed of Trust, if any, the Tax Compliance Agreement, if any, and such other documents, certificates, and instruments as may

BOARD BILL #117 AS AMENDED INTRODUCED BY ALDERWOMAN HUBBARD

be necessary or desirable to facilitate the procurement of the SLMFC Loan and to carry out and comply with the intent of this Ordinance.

“Financial Advisor” means Public Financial Management, Inc.

“First Mortgage Deeds of Trust” means the first mortgage deed of trust on each of the First Mortgage Properties.

“First Mortgage Properties” means the City’s fee simple interest in the properties located at 1520 Market Street (office building) (which is subject to the Base Lease and Lease Purchase Agreement) and 1415 N. 13th Street (Forestry Division and Facilities Management facility).

“LCRA” means the Land Clearance for Redevelopment Authority of the City of St. Louis.

“Lease Purchase Agreement” means the Lease Purchase Agreement dated as of June 1, 2007, between the City , as lessee, and the Corporation, as lessor, relating to the property located at 1520 Market Street in the City, as amended and supplemented by the First Amended and Supplemental Lease Purchase Agreement dated as of May 1, 2011, and as may be further amended and supplemented in accordance with the terms thereof, pursuant to which the City conveyed a leasehold interest in the Leased Property to the Corporation.

“Leased Property” means the real property described in the Lease Purchase Agreement together with any improvements constructed thereon.

“Leasehold Deed of Trust” means a deed of trust for the benefit of the SLMFC Loan Provider, granted by the Corporation and secured by the Corporation’s interest in the Base Lease.

“NGA” means the National Geospatial-Intelligence Agency.

“NGA Earnings Tax Revenues” means the amount of earnings tax collected by the City associated with the operations of the NGA that are contributed by the City pursuant to the State Financing Agreement, subject to annual appropriation, which shall not exceed \$1,500,000 per

June 19, 2015

Page 5 of 11

Board Bill #117 AA

Sponsored by Alderwoman Hubbard

fiscal year. The portion of the NGA Earnings Tax Revenues attributable to the redevelopment area described in the NorthSide Regeneration Tax Increment Financing (TIF) Redevelopment Plan shall be deposited into a separated, segregated account of the Special Allocation Fund to be known as the “NGA Jobs Fund” until disbursed pursuant to the State Financing Agreement.

“NGA Project Costs” means the costs to complete the NGA Preparation Work, including, without limitation, (i) the costs of purchasing real property or interests therein and/or options to purchase real property or interests therein within the Proposed NGA Location, (ii) relocation, remediation, demolition, clearance, survey, site work and transactional expenses, and (iii) interest payments on the SLMFC Loan. The NGA Project Costs shall also include costs incurred by the LCRA or the SPE in furtherance of the NGA Preparation Work prior to the procurement of the SLMFC Loan.

“Placement Agent” means Stifel, Nicolaus & Company, Incorporated.

“Proposed NGA Location” means the area identified by the NGA as a potential location for the NGA West Facilities Modernization Project, which includes approximately 99 acres northeast of the intersection of N. Jefferson Avenue and Cass Avenue and approximately 34 acres located southeast of the intersection of N. Jefferson Avenue and Cass Avenue.

“Register” means the Register of the City.

“SLMFC Loan” means the loan to the Corporation in an aggregate principal amount initially of not to exceed \$13,000,000 if the Leased Property is not refinanced as part of the SLMFC Loan or \$20,000,000 if the Leased Property is refinanced as part of the SLMFC Loan, but which may be increased from time to time by resolution of the Board of Aldermen.

“SLMFC Loan Agreement” means an agreement entered into by and between the SLMFC Loan Provider and the Corporation providing for the SLMFC Loan.

“SLMFC Loan Provider” means one or more banks or financial institutions that extend the SLMFC Loan.

June 19, 2015

Page 6 of 11

Board Bill #117 AA

Sponsored by Alderwoman Hubbard

“SPE” means the special purpose entity formed by LCRA.

“SPE Secured Credit Facility” means the loan agreement between the Corporation and the SPE, under which the Corporation will advance a portion of the proceeds of the SLMFC Loan, from time to time, to the SPE to fund the costs of the NGA Preparation Work.

“State” means the State of Missouri.

“State Financing Agreement” means a financing agreement entered into by and between the State, acting through its Department of Economic Development and the Office of Administration, and the City, acting directly, through an affiliated entity (including, without limitation, the Corporation) or the LCRA, providing for the annual appropriation and disbursement of State income tax revenues generated from the operations of the NGA and NGA Earnings Tax Revenues disbursed by the City to fund costs associated with the NGA Project.

“Tax Compliance Agreement” means a Tax Compliance Agreement entered into by and among the City, the Corporation, the SPE and the Trustee.

“Use Restrictions” means any agreement by the City for the benefit of the Corporation or any SLMFC Loan Provider to restrict the use of the First Mortgage Properties.

Section 2. Findings and Determinations. The Board of Aldermen hereby finds and determines as follows:

(a) It is in the best interest of the City to authorize and direct the Corporation to procure the SLMFC Loan to make advances under the SPE Secured Credit Facility to the SPE so that the SPE has a source of funds to complete the NGA Preparation Work.

(b) The procurement by the Corporation of the SLMFC Loan through a private placement by the Placement Agent is necessary and desirable for the City.

(c) In connection with the procurement of the SLMFC Loan, it is necessary to execute and deliver the City Documents (except the State Financing Agreement) and the Corporation Documents.

June 19, 2015

Page 7 of 11

Board Bill #117 AA

Sponsored by Alderwoman Hubbard

(d) It is in the best interest of the City to authorize and direct the execution and delivery of the State Financing Agreement.

Section 3. Authority and Direction to Procure the SLMFC Loan. The City hereby authorizes and directs the Corporation, upon terms suitable to the Corporation, the Comptroller and the SPE (with the advice of the Financial Advisor), to procure the SLMFC Loan for the purposes set forth in Section 2 hereof. The SLMFC Loan (i) shall have a final term not more than twenty (20) years from the issuance thereof, (ii) shall bear a fixed rate of interest of not more than 6% or a variable rate of interest acceptable to the Corporation, the Comptroller and the SPE, and (iii) shall be amortized semi-annually and pre-payable at any time, in whole or in part, without penalty, at the option of the Corporation.

Section 4. Limited Obligations.
(a) The SLMFC Loan and the interest thereon shall be limited obligations payable by the Corporation solely from (i) proceeds from the SLMFC Loan, (ii) loan repayments made by the SPE pursuant to the SPE Secured Credit Facility, including repayments attributable to the sale of the Proposed NGA Location to the NGA and/or other purchasers, (ii) payments made by the City, subject to annual appropriation, pursuant to the City Financing Agreement and the Lease Purchase Agreement, and (iii) other funds which may be available to pay the SLMFC Loan as a result of payments by the City and/or the State pursuant to the State Financing Agreement. The SLMFC Loan and the interest thereon do not and shall not constitute an indebtedness of the City, the State or any instrumentality or political subdivision thereof within the meaning of any constitutional, statutory or charter debt limitation or restriction. The obligation, if any, of the City to make payments pursuant to the City Financing Agreement and the Lease Purchase Agreement is subject to annual appropriation as shall be provided therein and shall not constitute a debt of the City. The taxing power of the City is not pledged to the payment of the SLMFC Loan either as to principal or interest. Notwithstanding anything herein to the contrary, if the

interest on the SLMFC Loan is tax-exempt, the SLMFC Loan shall be issued in a form and under such terms as shall ensure and maintain the security and tax-exempt status of the interest on the SLMFC Loan.

(b) The obligations of the City under the State Financing Agreement shall be limited obligations payable by the City solely from NGA Earnings Tax Revenues and do not and shall not constitute an indebtedness of the City, the State or any instrumentality or political subdivision thereof within the meaning of any constitutional, statutory or charter debt limitation or restriction. The obligation, if any, of the City to make payments from NGA Earnings Tax Revenues is subject to annual appropriation and shall not constitute a debt of the City. The taxing power of the City is not pledged to the payment of any obligations under the State Financing Agreement.

Section 5. Authority and Direction to Execute and Deliver Corporation

Documents. In connection with the procurement of the SLMFC Loan, the City hereby authorizes and directs the Corporation to execute and deliver the Corporation Documents, in forms that are consistent with the provisions of this Ordinance, and as such Corporation Documents are approved by the City Counselor and the appropriate officers of the Corporation executing such documents, with the respective signatures of such officers thereon to be evidence of the approval of the Corporation.

Section 6. Authority and Direction to Execute and Deliver City Documents.

The City hereby authorizes and directs the Mayor and the Comptroller of the City to execute and deliver the City Documents in forms that are consistent with the provisions of this Ordinance, as such City Documents are approved by the Board of Estimate and Apportionment, and as are approved as to form by the City Counselor, with the respective signatures of such officials thereon to be evidence of the approval of the City; and the Register of the City is hereby authorized and directed to affix the corporate seal of the City to the City Documents and to attest the same.

June 19, 2015

Page 9 of 11

Board Bill #117 AA

Sponsored by Alderwoman Hubbard

224 **Section 7. Selection of Municipal Advisor, Placement Agent and Other**
225 **Participants.** The appointment of the Financial Advisor, the Placement Agent and such other
226 advisors, counsel and participants to the proposed transactions is consistent with previous action
227 of the Comptroller's Office, the Corporation and the LCRA, and is desirable in order to further
228 the purposes of this Ordinance shall be selected pursuant to the terms and provisions of
229 Ordinance No. 64102.

230 **Section 8. Further Authority.** The Mayor, the Comptroller, the Treasurer (as to
231 permitted investments only), the Register, and other appropriate officials, officers, agents, and
232 employees of the City are hereby authorized to take such further actions and execute such other
233 documents as may be necessary or desirable to carry out and comply with the intent of this
234 Ordinance, and to carry out, comply with and perform the duties of the City with respect to the
235 City Documents.

236 **Section 9. Severability.** It is hereby declared to be the intention of the Board of
237 Aldermen that each and every part, section, and subsection of this Ordinance shall be separate
238 and severable from each and every other part, section, and subsection hereof and that the Board
239 of Aldermen intends to adopt each said part, section, and subsection separately and
240 independently of any other part, section, and subsection. In the event that any part, section, or
241 subsection of this Ordinance shall be determined to be or to have been unlawful or
242 unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force
243 and effect, unless the court making such finding shall determine that the valid portions standing
244 alone are incomplete and are incapable of being executed in accord with the legislative intent.

245 **Section 10. Construction.** In the event of any inconsistency between the provisions
246 of this Ordinance and the provisions of any prior ordinances, the provisions of this Ordinance
247 shall prevail.

248 **Section 11. Governing Law.** This Ordinance shall be governed exclusively by and
249 construed in accordance with the applicable laws of the State of Missouri without reference to its
250 conflict of laws principles.